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GOVERNMENT SOCIAL SURVEY

The Housing Survey in England and Wales

1964

by Myra Woolf

*An enquiry undertaken for the
Ministry of Housing and Local Government*

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BY MYRA WOOLF

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N.B.

* indicates figures of less than 0.5%. Percentages have been rounded and therefore do not always add to 100.

Where the sample base is less than 20, no percentages have been calculated.

Percentages based on figures between 20 and 39 have been placed in brackets.

Estimated numbers may vary, slightly, in different tables. This is due to the treatment of the non-responding units.



1. Introduction and method

In May 1964, the Social Survey was asked by the Ministry of Housing and Local Government to undertake a general purpose investigation into the current housing situation, directed towards the provision of data which was needed for administrative purposes. In this chapter, the Ministry's requirements are considered in relation to the general approach to the investigation and the reliability and representativeness of the results are assessed. Subsequent chapters present the detailed findings: Part A is concerned with households and the nature of their accommodation (tenure, size, and standard) and the movement of households; Part B examines structures as defined by the rateable units.

1.1. *The object of the investigation*

The investigation was to serve a two-fold purpose. The first was to provide up-to-date estimates of the characteristics of the stock of private housing—the tenure under which it was held, its size and standard. The second was to assess the changes in these characteristics since the last official study (apart from the 1961 Census) in 1960.* Data on the movement of households were also required.

1.2. *The method of the investigation and the sources of information*

Since one of the primary objects of the study was to assess what were likely to be small changes in the characteristics of the housing stock, this dictated the form of the investigation. Two main alternatives were open for consideration: whether to re-call on the units previously selected for the 1960 survey, making an allowance for new units entering the population or to select a new sample. Because of the relatively small changes which were likely to have occurred in the interval, and because it would provide a greater insight into the nature of the changes, it was decided to re-call on the units investigated in the 1960 survey, although there were disadvantages, in this specific instance, to this approach.†

In 1960, a sample of the accommodation occupied by households was obtained by first selecting a sample of rateable units from the Valuation Lists held by the local valuation offices of the Inland Revenue. Details of the sampling method are to be found in the 1960 report. In brief, two strata were considered separately—Greater London and the rest of England and Wales. A single stage sample was selected from Greater London conurbation using a sampling fraction of 1/800. The method of selection resulted in an automatic stratification by the 94 local authorities then existing in the conurbation. Outside Greater London, a different sampling fraction was used. Two strata were formed: the fourteen largest towns forming one stratum and the remainder of England and Wales, the second. The first stratum was sampled in one stage, the remainder in two stages—the first stage consisting of 50 local authorities, stratified by standard region, conurbation, urban and rural areas and within urban areas by the proportion of jurors in the area. The first stage units were selected with a probability proportionate to the size of the parliamentary electorate, the second stage fractions were chosen to give a uniform overall sampling fraction. In 1960, this procedure

* "The Housing Situation in 1960" by P. G. Gray and R. Russell, Central Office of Information, May 1962.

† "Estimating Change—an example from the 1964 Housing Survey", by M. Woolf, Social Survey, "M" paper No. 120.

resulted in a sample of 3,003 rateable units in Greater London and 3,002 units in the rest of England and Wales.

Since 1960, the population of rateable units had altered with the demolition and construction of units. An estimate of the number and nature of the demolished units can be obtained from the existing sample but an additional sample of rateable units appearing on the Valuation List since June 1960 was selected to provide estimates of the current population of rateable units. Details of the method of selecting these units are to be found in Appendix C. Selecting the rateable units appearing on the Valuation Lists after June 1960 with the same sampling fractions as those used in the two main strata of the 1960 survey resulted in a total sample of 3,101 rateable units in Greater London and 3,250 in the rest of England and Wales.

For the rateable units selected in this way information was to be obtained about all the households or all the spaces available for households within the defined rateable unit.* This is not the most efficient method of sampling household's accommodation since, in multi-occupied rateable units, the characteristics of households were likely to be correlated but, given the available sampling frames, it was the most convenient.

In 1960, a small number of rateable units were found to form part, only, of a household's accommodation. Interviewers were instructed to obtain information about the other rateable unit(s) occupied by that household and, in order to give each household's accommodation an equal chance of selection, the number of such composite units were weighted—in this case by one half since all these households occupied two rateable units. Similarly, on re-call in 1964, rateable units which previously housed one household were found to form part, only, of that household's accommodation. In all cases, the household had taken over what had previously been one separate rateable unit (e.g. what had previously been two separately rated flats within a house had become a complete house) and to obtain an estimate of the number of rateable units available for private housing in 1964, one half of these units were again discarded.

The opposite situation was also said to have occurred. Rateable units which existed in 1960 were said to have been subdivided by 1964. However, since we had no authoritative information that these sub-divisions were, in fact, rated separately and since they were few in number,† these subdivisions were not counted as separate rateable units in 1964 in deriving estimates.

For the rateable units selected in this way, and the accommodation units within them, there were three sources of information, each having provided or providing data for 1960 and 1964.

(i) Information obtained by interviewers.

A copy of the questionnaires used by the interviewers in 1964 is to be found in Appendix A. Two questionnaires were used—the first (the Information Sheet) required information about the rateable unit and the second about the household(s) and the accommodation it occupied within that rateable unit.

(ii) Information from local authorities.

Information on the fitness and the estimated length of life of the rateable units in the sample was obtained from local authorities. A questionnaire (see Appendix A) was sent to each local authority connected with this survey and all co-operated in giving us the information requested.

(iii) Information from the Inland Revenue.

* In the terminology of the 1960 survey, the spaces occupied or available for households were the "accommodation units".

† 3 in Greater London and 6 in the rest of England and Wales.

For some units in the sample, all information was refused by the occupants. However, the Inland Revenue had reasonably reliable information on the tenure of rateable units* and they provided this information where possible.

The main argument against carrying out a re-call survey was that households renting their accommodation privately in Greater London had already been re-interviewed in 1963 to provide data for the Milner-Holland Committee. It was felt that those households who had been approached in 1963 would not welcome a further enquiry in 1964 and that the possible extent of the refusals would vitiate any results for this group. In general, households interviewed in Greater London for the 1963 investigation were not interviewed in 1964. However, the occupiers of 219 rateable units containing owner-occupiers and sub-tenants were interviewed in both 1963 and 1964 since, in 1963, the owner-occupiers had only been interviewed in their capacity as landlords.

In order to provide estimates which were applicable to the whole of England and Wales, the data for the units interviewed in 1963 needed to be extrapolated for a further year on the basis of the changes which had taken place between 1960 and 1963 and this information combined with that for 1964. In practice only one attribute—the tenure of the accommodation unit—was extrapolated in this way. Data on the other relevant attributes, e.g. changes in the state of the rateable unit, changes in the availability of the standard amenities, were either obtained from the local authorities or the change had been so small within the previous three years that extrapolation for one further year would have made very little impression on the overall results.

Two drawbacks resulted from this decision not to re-call on the units approached in 1963. Units found to be vacant in 1963 were not included in the 1964 re-call unless they were parts of rateable units with owner occupiers as landlords. Consequently, the combination of the 1963 vacant accommodation units with those found to be vacant at the first call in 1964, result in an estimate of the proportion of vacant accommodation units in Greater London which is probably incorrect. Secondly, households who had refused an interview in 1963 could not be asked again with an inevitable effect upon the non-response rate. This will be considered further in section 1.3.

1.3. *The reliability of the results*

Results based on the voluntary co-operation of a sample of units are subject to two main kinds of error:† that resulting from the selection of the sample and a probable greater error due to the non-co-operation of certain units selected for interview.

The standard errors

The limits within which one can make statements about the population estimates derived from a sample are defined by the standard error; there is a 95% probability that the "true" population estimate will fall in the interval delimited by the population estimate derived from the sample plus or minus twice the standard error. The standard errors applicable to the estimates of rateable units, accommodation units or households are given in the table below (Table 1.1).

Some main tables are presented in percentage terms. To enable their

* The reliability of information on tenure obtained from the Inland Revenue is discussed in "The Housing Situation in 1969" *q.v.*

† Apart from the probably small but unquantifiable errors in interviewing, coding and computing.

TABLE 1.1.
Approximate standard errors of the estimates

<i>Estimate of number of Rateable Units/Accommodation Units/Households</i>	Approximate Standard Error		
	Greater London	Rest of England and Wales	All England and Wales
5,000	2,000	7,000	7,000
10,000	3,000	9,000	10,000
25,000	4,000	15,000	15,000
50,000	6,000	21,000	22,000
100,000	9,000	29,000	31,000
250,000	13,000	47,000	49,000
500,000	18,000	65,000	67,000
1,000,000	21,000	90,000	92,000
1,500,000	21,000	108,000	111,000
2,000,000	16,000	122,000	122,000
5,000,000	—	156,000	156,000
7,500,000	—	159,000	159,000
10,000,000	—	125,000	125,000

appropriate standard errors and hence their general level of reliability to be derived, estimated numbers are also given at the foot of the tables.

In the tables in the report, estimates have been given to the nearest thousand. It will become obvious from a study of the standard error table that this has been done for consistency and that such a high degree of accuracy cannot be attached to any estimate.

The maximum approximate standard errors of the estimates of change are to be found in Table 1.2. These errors are based on two independent samples. Errors based on recall samples in which the attributes are positively correlated would be lower than those for independent samples. Thus the standard error of a change from 10% to 20% ($p_1 = 10\%$, $p_2 = 20\%$ and $p = 15\%$) each based on an approximate sample of 100 units would be less than 5% if the attributes were positively correlated.

TABLE 1.2.
*Standard error for the percentage difference in two
independent samples of approximately the same size**

Sample size $n_1 = n_2 = 100$	Values of p where $p = \frac{p_1 + p_2}{2}$											
	50%	40%	30%	25%	20%	15%	10%	7.5%	5%	2.5%	1%	
	or 60%	or 70%	or 75%	or 80%	or 85%	or 90%	or 92.5%	or 95%	or 97.5%	or 99%		
100	7.1	6.9	6.5	6.1	5.7	5.1	4.2	3.7	3.1	2.2	1.4	
200	5.0	4.9	4.6	4.3	4.0	3.6	3.0	2.6	2.2	1.6	1.0	
300	4.1	4.0	3.7	3.5	3.3	2.9	2.5	2.1	1.8	1.3	0.8	
500	3.2	3.1	2.9	2.7	2.5	2.3	1.9	1.7	1.4	1.0	0.6	
750	2.6	2.5	2.4	2.2	2.1	1.8	1.5	1.4	1.1	0.8	0.5	
1,000	2.2	2.2	2.1	1.9	1.8	1.6	1.3	1.2	1.0	0.7	0.4	
1,500	1.8	1.8	1.7	1.6	1.5	1.3	1.1	1.0	0.8	0.6	0.4	
2,000	1.6	1.5	1.5	1.4	1.3	1.1	0.9	0.8	0.7	0.5	0.3	
2,500	1.4	1.4	1.3	1.2	1.1	1.0	0.9	0.7	0.6	0.4	0.3	
3,000	1.3	1.3	1.2	1.1	1.0	0.9	0.8	0.7	0.6	0.4	0.3	

* Based on Stuart, A. "Standard Errors for percentages" Applied Statistics 12, 1963 q.v. The standard errors for two correlated samples where the attributes are positively correlated are less than those for two independent samples.

The Non-response

The extent of the non-co-operation by units selected for interview is given in Table 1.3.

TABLE 1.3.
Analysis of response

	Greater London		Rest of England and Wales	
	Number	%	Number	%
Number of rateable units selected	3,101	—	3,250	—
Number found to be:				
Demolished or derelict	78	—	100	—
Ineligible (not in use as private dwelling)	32	—	39	—
Number of separate accommodation units established	3,524	—	3,168	—
Number found to be vacant	120	—	76	—
Number of occupied accommodation units established	3,404	100.0	3,092	100.0
Number of households interviewed fully	2,872	84.4	2,802	90.6
Number of households interviewed partially	56	1.6	33	1.1
Number of households not interviewed because:				
Informant/landlord refused	476*	14.0	167	5.4
Informant could not be contacted			90	2.9

* Refusals and non-contacts were not able to be distinguished.

This non-response is higher in Greater London than in the rest of England and Wales because of the addition of the non-response in 1963 to that of 1964 (see section 1.2). For Greater London, it is higher than would normally be expected.

If the sample of those who had not responded to the interview could be assumed to be similar in most characteristics to that which had, the relationships obtained by the analysis of the responding sample would not be affected by the non-respondents and a simple, proportionate allowance could be made for those non-respondents in deriving estimates. Unfortunately, even the limited information that we have about the non-respondents (geographical region, tenure and the number of households living within each rateable unit, for example) suggests that the non-respondents differed—in these respects, at least—from the respondents.

Thus the highest response rate was obtained from local authority tenants, particularly those outside Greater London while the lowest was from owner-occupiers, occupying part of a rateable unit in Greater London (i.e. those who were interviewed as landlords in 1963).

In making population estimates, an allowance has been made for this differential response rate affecting tenure and multi-occupancy as well as that affecting a broad geographical division between the North, the Midlands (including Wales) and the South of England and within these regions, the type of area (i.e. conurbation/urban/rural). For example, outside Greater London, 8.3% of households failed to take part in the study. However, the proportion varied by region: 8.4% of those in the North failed to take part compared with 6.0% in the Midlands and 10.1% in the South. And within each region, the response rate varied with the type of area, being lowest in the conurbations and highest in the rural areas. To compensate for this differential response rate in deriving estimates, a non-response pack of cards was compiled by first analysing the response and non-response samples by geographical region, type of area,

TABLE 1.4.

Analysis of response according to type of tenure and whether or not the household occupied the whole of a rateable unit

	Type of Tenure			All types of tenure
	Owner occupied	Local authority rented	Other forms of tenure*	
GREATER LONDON				
	A.U. occupied the whole of a R.U.			
	%	%	%	%
Household interviewed fully	85.3	88.6	83.8	85.7
Household interviewed partially	1.7	0.3	2.3	1.5
Household not interviewed because: informant/landlord refused informant could not be contacted	13.0	11.1	13.9	12.8
Number of occupied accommodation units = 100.0%	1,192	641	702	2,535
GREATER LONDON				
	A.U. occupied part of a R.U.			A.U. occupied whole or part of a R.U.
	%	%	%	%
Household interviewed fully	75.1	(90.0)	81.6	84.4
Household interviewed partially	3.3	—	1.8	2.1
Household not interviewed because: informant/landlord refused informant could not be contacted	21.6	(10.0)	16.6	14.0
Number of occupied accommodation units = 100.0%	185	20	664	869
REST OF ENGLAND AND WALES				
	A.U. occupied the whole or part of a R.U.			
	%	%	%	%
Household interviewed fully	90.2	94.4	87.4	90.6
Household interviewed partially	1.2	1.0	0.9	1.1
Household not interviewed because: informant/landlord refused informant could not be contacted	6.1	3.3	6.5	5.4
Number of occupied accommodation units = 100.0%	1,477	829	786	3,092

* Mainly all forms of private renting.

multi-occupancy of rateable units and tenure. Within each of the sub-cells of the responding sample, a random selection of accommodation units was made and their cards reproduced so that the total number of units in the sub-cell was brought up to the total of the responding and non-responding accommodation units in that sub-cell, i.e. the total of occupied accommodation units. These reproduced cards (476 in Greater London and 257 in the rest of England and Wales) were omitted from the analyses of the data but were used together with the response sample to obtain the estimates where necessary. It should be pointed out that estimates for three attributes were not affected by the non-response since the data was also obtained from independent sources. These were

the state of fitness assigned to the rateable unit in which the accommodation was situated since this information was obtained from the local authorities, tenure which was obtained from the Inland Revenue for the non-respondents and multi-occupancy which was observed by the interviewer.

Some guide to the representativeness of the selection and the effects of non-response is obtained by comparing some of the attributes derived from the sample with data from other official sources. The two most relevant sources are data from the Inland Revenue for the selection of rateable units and from the 1961 Census (although it is only to be expected that some attributes will have changed in the interval 1961-1964). Table 1.5 compared the rateable values of the rateable units selected for the sample with that of the population of rateable units existing at 1st April 1964, while Table 1.6 presents the values of attributes derived from the sample (including an allowance for non-response) with those derived from the 1961 Census.

The distributions are in reasonable accord although, outside Greater London, the sample may be slightly deficient in units of the lowest rateable value. However, the two distributions refer to different points in time and the effects of units demolished and entering the list for the first time between April and November/December 1964 would not be taken into account in the distribution of Inland Revenue data.

TABLE 1.5.
*Comparative analysis of rateable values of sample
and total population of rateable units*

		<i>Houses and flats only</i>							
		GREATER LONDON				REST OF ENGLAND AND WALES			
Range of rateable values as at 1st April 1964		Sample		All rateable units*		Sample		All rateable units*	
		Number	%	Number	%	Number	%	Number	%
Over	Not over								
—	£30	18	0.6	22,639	1.0	542	17.9	2,497,381	20.8
£30	£36	395	6.6	189,493	8.5	1,011	33.3	3,856,626	32.2
£36	£100	1,257	42.8	960,263	43.3	1,315	36.8	4,331,900	36.1
£100	£100	1,259	42.9	903,608	40.7	329	10.8	1,193,585	10.0
£200	£330	144	4.9	107,638	4.6	31	1.0	93,330	0.8
£330	—	61	2.1	39,468	1.9	5	0.2	11,618	0.1
Total†		2,934	100.0	2,217,689	100.0	3,033	100.0	11,584,740	100.0

* Source: Report for the Commission of Inland Revenue for the year ended 31st March 1964, (Cmd. 2572) Table 162 and additional detail from the Ministry of Housing and Local Government.

† Excludes business rates levied on dwellings.

The comparison of certain estimates derived from the sample (including the allowance for non-response) with those from the 1961 Census are given below. The Census tenure classification was slightly different from that used in the 1964 survey. Tenants holding their accommodation by virtue of their (or a family member's) employment were not classified separately in the 1964 survey since the numbers were too small but were included in the "other types of tenure" together with those who held their accommodation rent free. Those renting with a farm, shop or business were classified as renting unfurnished or furnished, whichever was relevant.

Changes have occurred between 1961 and 1964, particularly in tenure. Also, according to the Census, the post-enumeration survey showed that the proportion of households said to rent unfurnished accommodation privately

was understated on the original Census returns while the number renting furnished was significantly overstated. Bearing in mind the changes that have occurred, the general order of the distribution seems reasonable. In 1961 the post-enumeration survey also indicated that the proportion of households in the Census without the use of a W.C. in or attached to their dwelling was underestimated.* Rather than 7% of households being without the use of a W.C., the proportion is considered to be about 10%. A difference is also apparent in the proportion of households without the sole use of a fixed bath. However, since 1960, the current survey suggests that the proportion of such households in Greater London decreased by 4% and in the rest of England and Wales by 6%. Apart from these differences, the figures show reasonable agreement.

TABLE 1.6.
*Comparison of the value of certain attributes derived from
the sample with those based on the 1961 Census†*

	Census 1961	Housing in 1964
	England and Wales	Estimates for England and Wales
<i>Tenure of households</i>		
Owner occupied	42%	46%
Rented from Local Authority	24%	25%
Rented privately—unfurnished	24%	22%
Rented privately—furnished	4%	3%
Rented with farm, shop or other business	} 6%	†
Held by virtue of employment		
"Other forms of tenure"	†	3%
<i>Number of persons in household</i>		
1	13%	14%
2	30%	30%
3-5	50%	51%
6 or more	7%	5%
Persons per household	3.04	3.00
Percentages of households occupying 1-3 rooms	18%	18%
Rooms occupied per household	4.58	4.63
Percentages of households at density (persons per room) over 1½	2.8%	2.1%
½ and less than 1	48.6%	52.6%
less than ½	25.6%	25.5%
<i>Percentage of households with:</i>		
shared or no use of a fixed bath	27%	22%
shared use of W.C. (in or attached to dwelling)	6%	6%
no use of W.C. (in or attached to dwelling)	7%	11%

† Sources G.B.O. Census 1961, England and Wales, Housing Tables Parts II and III.

† Not available in this form.

1.4. The Estimates

The previous comparison required the estimation of values from the sample. In this section, we consider how these estimates were derived. We need to begin by considering the number of rateable units selected for the 1960 sample together with the equivalent population totals. By the time the 1960 fieldwork had been carried out, some of the selected units were found to have been demolished or to have become derelict. These units were omitted from the sample of units on which re-calls were made. Thus, the total rateable units

* G.B.O. Census 1961, England and Wales, Housing Tables Part II, p. xii.

sampled in 1964 together with their estimated numbers in Greater London and the rest of England and Wales are given in Table 1.7.

TABLE 1.7.
The total number of rateable units in 1964 and appropriate estimates for the stock of private dwelling rateable units

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Sample	Estimated Number	Sample	Estimated Number
Total Rateable Units in 1960	3,003	(000s) 2,372	3,002	(000s) 1,1786
Found to be demolished in 1960	25	20	47	185
Discarded parts of a household's accommodation	11	8	1	3
Not traceable	2	1	—	—
Recall Units in 1964	2,965	2,343	2,954	11,598
New Rateable Units in 1964	136	107	296	1,162

Of the 3,003 rateable units in Greater London selected in 1960 (and their equivalent estimate of 2,372,000 rateable units), 25 were already found to have been demolished or derelict by the time the fieldwork for the 1960 survey was carried out and 22 rateable units were found to form part, only, of a household accommodation. To maintain the uniform probability of selection, half these units were discarded and the combined rateable units of the remainder retained. A further 2 rateable units could not be traced. Thus, 2,965 rateable units remained for re-call and, sampling from the rateable units appearing on the valuation list since June 1960 with the same fraction of 1 in 800, 136 rateable units were added. Similar changes affected the sample for the rest of England and Wales. The estimated numbers of rateable units represented by the 1964 sample was 2,450,000 in Greater London and 12,760,000 in the rest of England and Wales.

The result of calling upon these units in November/December 1964 is to be found in Table 1.8.

Of the sample of 3,101 (estimated total of 2,450,000) rateable units in Greater London, 32 (25,000) were not in use as private dwellings. In the rest of England and Wales, 39 of the sample of 3,250 (154,000 of the total of 12,760,000) rateable units were similarly not used for private housing. Of the remaining sample units in Greater London, 2,916 were occupied by one or more household while 13 now formed part only of a household's accommodation. Outside Greater London, the comparable sample figures were 3,021 and 25.

For 1964, the total number of *private dwelling* rateable units was obtained by adding to the total number of unoccupied and occupied rateable units half the number of units which were found to have merged by 1964. These merged units consisted of units which in 1960 were converted flats in houses or one of a pair of cottages which had since been combined with the other part of the dwelling (also apparently a single rateable unit) to form larger units. Since all these mergers took the form of combinations of what were previously two separate rateable units into one unit, the number of rateable units existing at the end of 1964 was by selecting randomly half the number of such composite units and discarding the remainder. The accommodation units within the rejected units have been omitted from the sample of accommodation units.

TABLE 1.8.
The stock of ratcatchable units in England and Wales 1964

	BE-COLL SAMPLE				SAMPLE OF NEW RATTLE UNIT				TOTAL			
	Greater London		Rest of England and Wales		Greater London		Rest of England and Wales		Greater London		Rest of England and Wales	
	Estimated Sample Number (000s)	Estimated Number (000s)	Estimated Sample Number (000s)	Estimated Number (000s)	Estimated Sample Number (000s)	Estimated Number (000s)	Estimated Sample Number (000s)	Estimated Number (000s)	Estimated Sample Number (000s)	Estimated Number (000s)	Estimated Sample Number (000s)	Estimated Number (000s)
Not in use as private dwelling in 1964 or 1964	17	13	18	71	—	—	—	—	17	13	18	71
Not in use as private dwelling in 1964	11	9	18	71	4	3	3	12	15	12	21	83
Used or for use as private dwelling	78	62	100	393	—	—	—	—	78	62	100	393
Now demolished/derelict	59	47	62	343	3	3	3	12	62	49	65	355
Completely unoccupied	2,787	2,282	2,731	10,722	129	102	299	1,118	2,916	2,304	3,021	11,364
Occupied by one or more households	13	10	25	98	—	—	—	—	13	10	25	98
Married units (new forming part only of a household's accommodation)	2,965	2,343	3,954	11,948	136	107	296	1,162	3,101	2,450	3,290	12,260
Units in 1964												

The converse had also occurred; previously single rateable units were said to have been sub-divided to form what appeared to be more than one rateable unit. However, the information on whether or not these units had been rated separately did not appear to be reliable and, in arriving at the total of dwelling rateable units, these sub-divided units have been considered to be in the same form in which they existed in 1960. This affected only three sample units in Greater London and six in the rest of England and Wales. Each unit was a house in 1960 and each was said to have formed two flats by 1964.

The resulting estimates of private dwelling rateable units at the end of 1964 are given in Table 1.9.

TABLE 1.9.
Private dwelling rateable units in England and Wales 1964

	Greater London		Rest of England and Wales		England and Wales
	Sample	Estimate (000s)	Sample	Estimate (000s)	Estimate (000s)
Complete unoccupied but likely to be occupied	62	49	65	255	304
Occupied by one or more private households	2,922	2,308	3,033	11,907	14,215
Private dwelling rateable units	2,984	2,357	3,098	12,162	14,519

Estimates of the number of accommodation units within these private dwelling rateable units are given in the following chapter.

It should be pointed out that the process of estimation throughout this report has been the very simple one of multiplying the sample value (allowing for non-response) by the inverse sampling fraction. More precise estimates might have been obtained by the use of ratio estimates using as supplementary information the results from the 1960 survey or even from the 1961 Census. However, the volume of estimation required was such that greater precision could not be attempted, but it may be worth considering whether such estimates could be made for some of the more important attributes in future repeat investigations.

PART A

Households and their accommodation

2. Households and their tenure situation

The 14,519,000 private dwelling rateable units existing in 1964 contained within them some 15,221,000 accommodation units—that is, space occupied by or available for one household. Approximately 2–3 % of these accommodation units were vacant at the time at which the interviewer first called, but the remainder (14,828,000 accommodation units) were occupied under various forms of tenure.

In this chapter, we are concerned with the type of tenure under which households held their accommodation, the characteristics of the households who held their accommodation under these various forms of tenure and the changes in the tenure situation, including the level of rents, since 1960.

2.1. Tenure arrangements in 1964

The main sources of information relating to the tenure by which households held their accommodation were the completed interviews and, in the cases of

TABLE 2.1.
*Estimated number of accommodation units
occupied or available*

	Greater London		Rest of England and Wales		England and Wales
	Sample	Estimated Number	Sample	Estimated Number	Estimated Number
Private dwelling rateable units	2,984	(000s) 2,357	3,089	(000s) 12,162	(000s) 14,519
Accommodation units within them:	3,524	2,784	3,168	12,437	15,221
Vacant	120	95	76	298	393
Occupied	3,404	2,689	3,092	12,139	14,828

most householders who refused to be interviewed or who could not be contacted, data supplied by the Inland Revenue.* There still remained a few units whose tenure could not be determined, and in deriving population estimates, these were allocated to the "other forms of tenure" category. The results for those who completed interviews and estimates, including those who did not respond, are given in Table 2.2.

46 % of occupied accommodation units were held by owner occupiers in 1964 (compared with 42 % in 1960), the proportion being higher outside Greater London than within. The compensating decline was in the privately rented sector and this will be considered in greater detail in a subsequent section (2.7). Council tenancies comprised almost the same proportion of all types of tenures in 1964 as they did in 1960—25 % compared with 24 %.

One further aspect of tenure is considered in this section—the sub-division of privately rented accommodation into that which was controlled and that which was not.

* See "The Housing Situation in 1960" for a discussion on the adequacy of Inland Revenue data on tenure.

TABLE 2.2.
Tenure of occupied accommodation units 1964

	Greater London				Rest of England and Wales				England and Wales	
	Sample		Estimated Number		Sample		Estimated Number		Estimated Number	
	No.	%	No.	%	No.	%	No.	%	No.	%
	(000s)				(000s)				(000s)	
Type of Tenure										
Owner occupied	1,156	40	1,088	40	1,332	48	5,799	48	6,887	46
Rented from Local authority	586	20	522	19	783	28	3,255	27	3,777	25
Rented privately, unfurnished	874	31	821	31	551	20	2,485	20	3,306	22
Rented privately, furnished*	206	7	201	7	51	2	235	2	436	3
Other forms of tenure	50	2	57	2	85	3	365	3	422	3
All types of tenure	2,872	100	2,689	100	2,802	100	12,139	100	14,828	100

* *Mainly rent free, and in employ of landlord.*

The estimation of the number of controlled tenancies existing at the end of 1964 raises a number of problems brought about by the lack of information. In principle, the method adopted was to eliminate from those units said to be controlled in 1960, those tenancies which, since 1960,

- (a) had been demolished or were about to be;
- (b) were used solely for business purposes;
- (c) had become owner-occupied or occupied by a local authority tenant;
- (d) were now vacant;
- (e) had had a change of tenant (other than the previous tenant's widow or child, where this could be ascertained).

The remaining units were assumed to be still controlled in 1964.

In arriving at the totals for 1960 outside Greater London, an allowance can be made for those units which were controlled in 1960 but which were not contacted. Similarly, but less reliably, an allowance can be made for the changes in these non-contacted units between 1960 and 1964 if it is assumed that they have changed in the same way as the contacted units. However, we have no means of identifying which of the units responding in 1964 but not contacted in 1960 should have been and may still be controlled. Thus, in discussing the characteristics of controlled units and the tenants living within them,† the sample of controlled units has been confined to those who responded in 1960 and the numbers of controlled units in the relevant sections of this chapter, are underestimated by approximately 114,000 while the numbers of uncontrolled units are, correspondingly, overestimated. However, in this section (2.1), the estimated numbers include an allowance for the 1960 non-response.

For Greater London, the tenancies said to be controlled in 1963 were corrected for demolitions and the rate of decontrol between 1960 and 1963 was extrapolated for a further year to take account of the changes between 1963 and 1964.

The estimated number of tenancies still assumed to be controlled at the end of 1964 is given in Table 2.3.

† Sections 2.2, 2.3, and 2.6

TABLE 2.3.
Controlled tenancies 1964

	Greater London				Rest of England and Wales				England and Wales	
	Sample		Estimated Number		Sample		Estimated Number		Estimated Number	
	No.	%	No.	%	No.	%	No.	%	No.	%
			(000s)				(000s)		(000s)	
Controlled tenancies	427	49	389	47	302	55	1,480	60	1,869	57
Not controlled	447	51	432	53	249	45	1,005	40	1,437	43
All renting privately—unfurnished	874	100	821	100	551	100	2,485	100	3,306	100

Unlike data on tenure, generally, information on control was *not* available from the Inland Revenue for those units who failed to reply to the current questionnaire. Thus the sample numbers in Table 2.3 refer to those who replied to the questionnaire but the estimated numbers *include* an allowance for the 1964 non-response calculated according to the method described in the "Introduction". Thus, of the tenancies which were rented privately, unfurnished, 57% were still controlled at the end of 1964, proportionately more outside Greater London than in. Asked directly whether their rent was controlled, 30% of privately renting tenants outside Greater London (the information was not available for Greater London) said that it was. Although proportionately more of those whose rent was controlled said that it was (Table 2.4) a considerable

TABLE 2.4.
Informant's opinion on whether or not the rent is controlled

	Rest of England and Wales					
	Privately Rented*		All privately renting	Local Authority tenants	All renting	
	Unfurnished	Furnished				
	Not Controlled	Controlled				
Is your rent controlled? —	%	%	%	%	%	%
Yes	46	17	11	30	43	37
No	17	32	28	25	13	19
Don't know	37	51	61	45	44	44
Sample base — 100%	302	334	51	687	783	1,470

* Including rent free, etc.

proportion of all types of privately renting tenants said that they did not know whether their rent was controlled while 43% of tenants renting from local authorities said that their rent was controlled, although this could not be what is administratively understood by "controlled".

As a method of assessing the amount of controlled accommodation, the asking of direct questions could not be regarded as reliable. In a later section (2.8), we will go on to consider what has happened to the units which have become de-controlled since 1960.

Meanwhile, two further questions relating to tenure need to be considered: what types of structure—in terms of age, fitness, rateable values—were associ-

ated with different types of tenure? And secondly, what kinds of household occupied their accommodation under the various forms of tenure? The first question is considered in terms of rateable units in the last chapter of this report although where the distinction between controlled and not controlled accommodation is considered to be of significance, the variables are dealt with in the following section (2.2), while the characteristics of the households occupying accommodation under the various forms of tenure are considered in section 2.3. Particular aspects of fitness, the size of accommodation and the standard of accommodation (in terms of amenities) in relation to tenure are also considered in the chapters dealing with these subjects.

2.2. The structure of accommodation units according to their tenure

We consider first those aspects of structure which were likely to vary with tenure, particularly with respect to controlled and uncontrolled privately rented accommodation. Two variables are considered here: the type of structure which described the accommodation unit and the year in which the accommodation unit was built. Details are given in Tables 2.27 and 2.28 and extracts are to be found below.

Extract from TABLE 2.27.

The structure of the accommodation unit according to the type of tenure of the occupied accommodation unit

	ALL ENGLAND AND WALES					
	Owner Occupied	Local Authority rented	Privately Rented		Other Types	Total
			UNFURNISHED	FURNISHED		
			Controlled	Not Controlled		
Estimated number (000s)	6,887	3,777	1,735	1,551	466	14,528
	%	%	%	%	%	%
Structure of A.U.						
Whole house: detached	25	5	7	6	8	15
semi-detached	37	46	21	14	3	25
terraced	29	27	53	33	8	51
Flat in block	1	19	5	9	2	7
Flat in conversion	1	1	4	7	10	2
Rooms	*	*	*	*	2	*
Dwelling with/over business	2	*	1	6	1	3
A.U. is part of a rateable unit	4	2	9	23	63	8

Extract from TABLE 2.28.

The year in which the accommodation was built according to the type of tenure of the occupied accommodation unit

	ALL ENGLAND AND WALES					
	Owner Occupied	Local Authority rented	Privately Rented		Other Types	Total
			UNFURNISHED	FURNISHED		
			Controlled	Not Controlled		
Estimated number (000s)	6,887	3,777	1,735	1,551	466	14,528
	%	%	%	%	%	%
Year Built						
Before 1919	40	7	77	74	75	39
1919-1944	35	29	19	15	20	29
1945-1960	14	53	3	6	3	22
After 1960	10	12	—	3	2	9
No information	1	*	1	2	—	1

Owner occupied and local authority accommodation units were most likely to take the form of houses (mainly semi-detached) except in Greater London, where local authority accommodation was most likely to be in the form of flats. Controlled, compared with uncontrolled, accommodation was more likely to be in the form of terraced or semi-detached housing; uncontrolled accommodation units were more likely to be parts of a rateable unit, as were furnished accommodation units. In Greater London, controlled and uncontrolled accommodation units were equally likely to be parts of a rateable unit while 26% of uncontrolled units compared with 13% of controlled units were flats in blocks.

In part, these differences are a function of the year in which the accommodation was built. Thus most owner occupied accommodation units were built after 1918, the majority of local authority units were built after 1944 while approximately three-quarters of the privately rented accommodation was built before 1919. However, these findings can only be considered to be broadly reliable because of the doubt attached to the information on the year in which the structure was built.*

Finally, before going on to consider the characteristics of the households occupying their accommodation under different forms of tenure, one other influence on a household's tenure of its accommodation would be the year in which it moved into the accommodation. Because of the changing nature of a household and the difficulty of determining at what point of time a group of people in a household forms a different household from another group at a different point of time, the question about the date at which the household moved to their present address could only be addressed to the housewife. In most cases, this would be synonymous to addressing the question to the "household", but in some cases, the housewife joined an already existing household. Table 2.29 gives information about the date at which the housewife moved into her present accommodation.

Extract from TABLE 2.29.

Year in which the household (housewife) moved in according to the type of tenure of the occupied accommodation unit

	ALL ENGLAND AND WALES						
	Owner Occupied	Local Authority rented	Privately Rented			Other Types	Total
			UNFURNISHED		FURNISHED		
			Controlled	Not Controlled			
Estimated number (000s)	6,887	3,777	1,755	1,531	466	422	14,828
Year in which household (housewife) moved in:	%	%	%	%	%	%	%
1917 or earlier	3	*	9	3	*	—	3
1918-1927	3	2	6	3	1	1	3
1928-1937	12	7	21	5	*	3	11
1938-1947	11	9	34	9	2	3	12
1948-1957	27	35	25	12	4	22	26
1958 or later	43	45	2	67	92	71	44
No answer but some time before 1960	1	2	3	1	*	—	1

The majority of owner-occupiers and local authority tenants had moved into their present accommodation after 1948; a third (34%) of the controlled tenants (a half in Greater London) had moved in between 1938-1947, while most of the remainder had moved in during the periods on either side of these

* "The Housing Situation in 1969" p. 23.

dates. Two-thirds of the uncontrolled tenants had moved in since 1957, while almost all those in furnished accommodation had moved in since that date. Since one of the effects of the 1957 Rent Act was to decontrol accommodation of whatever rateable value whose tenant changed (apart from changes to widows or children) it is only to be expected that the majority of tenants in uncontrolled accommodation should have moved in after 1957 while those in controlled accommodation had moved in prior to that date.

2.3. *Households and the tenure of their accommodation*

The previous analysis on the year in which the household moved in suggested that the age of the head of the household was likely to vary according to the tenure under which the accommodation was held. So, too, were other household characteristics.

In this section, we look at these differences in more detail. How did households who rented their accommodation from local authorities differ from those who rented privately, either with a controlled or an uncontrolled tenancy? The main characteristics by which households occupying their accommodation under different forms of tenure have been analysed are, apart from age of the household head, household size and type, income of the head of the household and the ratio of the number of earners to the household size and the social class of the head of the household.* Details are given in Table 2.32.

As was to be expected, bearing in mind the analysis by the year in which the household moved into its present accommodation, proportionately more of the heads of households in controlled accommodation were in the older age group while those in uncontrolled and particularly in furnished accommodation were more likely to be below 29 years of age. Outside Greater London, however, there is some evidence to suggest that proportionately more than the average of householders aged 70 years or over were also to be found in uncontrolled accommodation. An above average proportion of local authority householders were to be found in the 40-49 year group while there is little evidence to suggest that owner occupiers were more likely to fall into any particular age group. (Table 2.30.)

Extract from TABLE 2.30.

The age of the head of the household according to the type of tenure of occupied accommodation units

	ALL ENGLAND AND WALES						
	Owner Occupied	Local Authority rented	Private Tenants		FURNISHED	Other Types	Total
			UNFURNISHED				
			Controlled	Not Controlled			
Estimated number (000s)	6,847	3,777	1,755	1,551	466	422	14,828
	%	%	%	%	%	%	%
<i>Age of head of household</i>							
Up to 25 years	7	6	2	19	46	13	9
25-29 years	19	14	6	18	22	27	16
30-39 years	20	26	16	14	10	31	20
40-49 years	22	20	25	18	11	12	21
50-59 years	17	14	29	12	5	7	18
60-69 years	14	12	22	17	4	10	14
70 years or over	1	4	4	1	—	—	4
No information	1	4	4	1	—	—	4

* These are defined in Appendix B. Because the question on income only yielded very approximate information, the income levels can only be regarded as differentiating between groups rather than providing detailed information on income levels.

Owner occupiers

The household composition of owner occupying households exhibited very few distinguishing characteristics. Such difference as existed suggested that these households were more likely to be small adult households or small families and that they were marginally less likely to be individuals, large families or large adult families (except in Greater London). Consequently, the average size of these households in England and Wales was 2.95 compared with 3.00 for all households—the average being higher (3.23) in owner occupied units in Greater London which occupied the whole of a rateable unit but lower (2.60) in units which occupied only part of a rateable unit since these latter units were more likely to consist of two person households.

The income of the owner occupiers tended to be higher than those in other tenure groups—51% of the heads* of owner occupying households in England and Wales said that they had an income of more than £15 per week compared with 36% for all households. Among owner occupiers in whole rateable units in Greater London the proportion with incomes over £15 per week was even greater—68% compared with 48% for all such households in Greater London—but among owner occupiers occupying only part of a rateable unit, the proportion with incomes over £15 was 42% compared with 29% for all such households in Greater London.

Outside Greater London, there was very little to distinguish owner occupiers in the ratio of the number of earners to the number of persons in the household. In Greater London, however, among owner occupiers in whole rateable units there were proportionately fewer households without any earners (12% compared with 15% for all owner occupiers occupying the whole of a rateable unit) while among those occupying parts of rateable units, the proportion of such households was relatively high (25%) compared with most other households occupying parts of rateable units.

With one exception, the social class distribution of owner occupiers followed an expected pattern. Proportionately more owner occupiers were to be found in social classes I and II and among non-manual employees in social class III. The exception refers to those occupying parts of rateable units in Greater London, where proportionately more of the manual rather than the non-manual employees in social class III were to be found as owner occupiers.

Local Authority tenants

Proportionately fewer of the households renting from local authorities were in social classes I, II or III (non-manual) and proportionately more of them were in the manual classes—more than three-quarters of the households renting from local authorities were in these classes. This is also reflected in the incomes of the heads of households which for these tenants tended to be in the middle of the income range. Outside Greater London, these households were proportionately less likely to be without any earners but more likely to have a ratio of fewer than 0.5 earners per household. In Greater London, proportionately more of the households had an earner's ratio of 0.5 or more. This is also related to the size of the households occupying local authority housing.

In all categories, the average number of persons per household living in local authority housing was higher than that for any other type of tenure (3.47 for local authority tenants in England and Wales, as a whole, compared with 3.00 for all households). Four or more person households were relatively more

* The percentages are actually based on the number of informants who answered the question on income. See note 17, Appendix B.

frequent among local authority tenants than among most other tenure groups. Bearing in mind the relatively higher proportions of these households outside Greater London with a ratio of less than 0.5 earners per household, this must indicate a relatively higher proportion of dependents among local authority households. Indeed, households in local authority accommodation were more likely than households in most other types of housing to be classified as "large families".

Tenants in controlled accommodation

We have seen earlier that the heads of households living in controlled accommodation tended to be older than the heads of households occupying their accommodation in other ways. This is reflected in the type of household occupying this kind of accommodation. 41% of the households in controlled accommodation could be described as "older, small households" and a further 28% as "large, adult households". Consequently, proportionately more of the households in controlled accommodation were without earners (30% of these households in England and Wales compared with 20% for all households) but proportionately more of them had a ratio of 0.5 or more earners* (52% compared with 46%). It would appear that these households were more likely to be either pensioner households or households without young dependants.

Household sizes tended to be smaller among those in controlled accommodation—most of these households consisted of one or two persons. The average size for the whole country was 2.58 persons compared with 3.00 for all households.

The income of the heads of the households in controlled accommodation was likely to be lower than that of households in other forms of tenure. In 23% of these households in England and Wales, the head of the household had an income of up to £5 per week compared with only 13% of all households. The income of relatively few heads of these households was more than £15 per week (16% compared with average for all households in England and Wales of 36%). However, the low income of some of these heads of households (particularly outside Greater London) was likely to be supplemented by other household members since more than half these households had an earner's ratio of 0.5 or more.

Outside Greater London, the majority of households in controlled accommodation were to be found in social classes III (manual), IV and V—an above average proportion being an IV and V.

Tenants privately renting uncontrolled accommodation

Households living in unfurnished accommodation which was *not* controlled exhibited different characteristics. As we have seen earlier, proportionately more of the household heads were in the younger age groups. Consequently, their household structure tended to be different. Proportionately fewer of the households tended to be of the "large, adult type"; more of them were in the "small, adult" or "small family" category. Their average household size was larger than that of controlled tenants but smaller than that of local authority tenants or owner occupiers. A higher proportion of these households in England and Wales but not in Greater London were without earners but unlike controlled tenants, they did not contain a group of households with a relatively higher ratio of earners. The conclusion to be drawn is that households in un-

* Not among those occupying parts of rateable units in Greater London.

controlled unfurnished accommodation fell into two groups—pensioner households and younger households with a relatively high proportion of dependents. Thus in fewer cases compared with controlled tenants was the income of the head of the household likely to be supplemented. This income tended to be higher, on average, than that for controlled tenants—29% had income of £15 per week, or more, compared with 16% for controlled tenants and 36% for all households, but as with controlled tenants, an above average proportion of this group has an income of up to £5 (16% compared with 13% for all households). In Greater London, however, among those occupying the whole of a rateable unit, 46% of the tenants in uncontrolled unfurnished accommodation were in the higher income groups compared with 22% of those in controlled accommodation and proportionately fewer had incomes of up to £5 (7% compared with 18% for households in controlled accommodation).

This difference in Greater London is reflected in the social class distribution of the households in uncontrolled, unfurnished accommodation. In Greater London, compared with the rest of the country, proportionately more of those in uncontrolled, unfurnished accommodation were in social class I and II (24% of those in Greater London occupied the whole of a rateable unit compared with 14% in the country as a whole). Outside Greater London, proportionately more of the householders were classified as "housewife/student", a category which contains a large number of widows who had no employment.

Tenants in furnished accommodation

Finally, we need to consider those in furnished accommodation. Again, the heads of these households were relatively young. These households were more likely to consist of individuals (under 60 years of age), small adult families and, particularly among households occupying the whole of a rateable unit in Greater London, small families. Consequently, apart from those occupying whole rateable units in Greater London, the average size of households in furnished accommodation was lower than that for any other type of tenure (2.18 for households in furnished accommodation in the country as a whole, compared with 3.00 for all households). Among households occupying whole rateable units in Greater London, however, the average size of household (3.00) was lower than that for owner occupying households or those in local authority accommodation, but higher than for those in unfurnished privately rented accommodation.

Outside Greater London, these households contained relatively more earners than the average household but in Greater London, they contained proportionately more households with a ratio of less than 0.5 earners—illustrating again the different types of household occupying furnished accommodation in Greater London compared with the rest of the country. In Greater London, it would appear that there was likely to be more small families with a higher proportion of dependents in furnished accommodation, whereas in the rest of the country, those in furnished accommodation tended to be working individuals or small adult families.

The incomes of the heads of households in furnished accommodation tended to be in the middle ranges, but slightly lower than those in local authority accommodation. However, households occupying whole furnished rateable units in Greater London appeared to be more likely to have high incomes, although the numbers are too small to place great reliability on this conclusion.

Differences also appeared in the distribution of social class. Outside Greater

London, those in furnished accommodation were proportionately more likely to be in social classes IV or V. In Greater London, this was also true but to a much less significant extent while those in social classes I and II and III (non-manual)* formed a relatively higher proportion of furnished tenants.

Extract from TABLE 2.31

The characteristics of households occupying their accommodation under different forms of tenure

Estimated number (000s)	ALL ENGLAND AND WALES PRIVATE TENURE						
	Owner Occupied	Local Authority Tenants	UNFURNISHED		FURNISHED	Other Types	Total
			Controlled	Not Controlled			
Estimated number (000s)	6,887	3,777	1,735	1,551	466	422	14,128
<i>Household Type</i>	%	%	%	%	%	%	%
Individual under 60 years	3	2	4	6	30	2	4
Small adult household	14	7	11	17	28	14	13
Small families	22	22	30	24	25	26	21
Large families	16	19	5	11	4	20	12
Large adult households	23	26	28	15	3	19	23
Older small households	27	23	41	27	10	19	27
Unclassifiable	1	1	*	*	—	—	*
<i>Estate's ratio</i>							
No rooms	20	16	30	24	15	11	20
Ratio less than 0.5	36	39	17	38	23	48	34
Ratio 0.5 or more	44	45	52	43	62	41	46
Unclassifiable	*	—	1	*	—	—	*
<i>Household size</i>							
1	11	11	21	19	35	9	14
2	33	23	16	32	32	24	30
3	24	24	21	22	30	18	23
4	19	21	13	16	9	27	18
5	9	13	6	7	2	14	8
6 or more	4	9	3	4	2	3	5
Unclassifiable	*	—	*	—	—	—	*
No. of persons per household	2.95	3.47	2.58	2.76	2.18	3.39	3.00
<i>Occupation of head of household</i>							
R.G.'s Social Class							
I and II	30	5	30	14	20	22	19
III—non-manual	14	6	7	11	12	13	11
III—manual	32	41	30	33	26	23	34
IV and V	15	36	39	27	32	36	26
Housewife/student	8	11	13	14	9	6	10
Unclassifiable	1	1	1	1	1	—	*
<i>Income of head of household</i>							
Estimated number (000s) of those replying	5,292	3,247	1,440	1,139	316	332	11,764
	%	%	%	%	%	%	%
Up to £5	10	13	23	16	6	10	13
Over £5 to £7 10s. 6d.	7	13	17	12	11	4	10
Over £7 10s. 6d. to £10	6	9	13	7	19	15	9
Over £10 to £12 10s. 6d.	10	14	16	19	17	20	14
Over £12 10s. 6d. to £15	16	24	16	18	14	12	18
Over £15 to £20	24	20	11	19	19	22	20
Over £20	27	5	5	10	12	17	16

* Not among those occupying part of a rateable unit.

Generally, tenants in furnished accommodation appeared to be individuals or small adult households; in Greater London, there is evidence to suggest that proportionately more of these households were small families.

2.4. Owner occupiers

As we have seen earlier, households owning their accommodation were of varied composition, although they were marginally more likely to be small adult families or small families than households in other types of accommodation. This trend was emphasised among owner occupiers in new rateable units;* 64% of such owner occupying households fell into these "small" categories compared with 36% of all owner occupying households. In Greater London, proportionately more of the owner occupiers in new rateable units (although the numbers are too small to place a greater deal of reliability on the results) appeared to be "individuals under 60" or "small adult households". (Table 2.5.)

However, the main distinguishing feature of owner occupying households was the relatively high income of the head of the household. Again this applies even more to owner occupiers in new rateable units: the heads of 65% of owner occupying households in new rateable units in Greater London had incomes of over £20 per week compared with 39% of all owner occupiers in Greater London, while the comparable figures for the whole country were 45% for owner occupiers in new rateable units and 27% for all owner occupiers.

TABLE 2.5.

The characteristics of owner occupiers in new accommodation units

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Owner Occupiers in new A.U.s.	All Owner Occupiers	Owner Occupiers in new A.U.s.	All Owner Occupiers	Owner Occupiers in new A.U.s.	All Owner Occupiers
Sample Base	45	1,156	152	1,332	—	—
Estimated number (000s)	41	1,063	665	5,799	706	6,887
	%	%	%	%	%	%
Household Type						
Individuals under 60 years	13	3	—	3	1	3
Small adult households	29	15	21	16	21	14
Small families	24	22	43	23	42	22
Large families	7	11	13	10	12	10
Large adult families	9	26	12	23	12	22
Other small households	18	19	11	28	12	27
Unclassifiable	—	1	*	—	*	1
Income of H.O.H.						
Sample replying	40	938	139	1,167	—	—
Estimated number (000s) replying	32	788	345	4,303	575	5,291
	%	%	%	%	%	%
Up to £5	2	6	1	10	1	10
Over £5 to £7 10s. 0d.	5	4	1	8	1	7
Over £7 10s. 0d. to £10	—	6	1	7	1	6
Over £10 to £12 10s. 0d.	—	7	4	10	4	10
Over £12 10s. 0d. to £15	8	15	12	16	11	16
Over £15 to £20	20	25	28	26	37	24
Over £20 to £25	12	—	19	11	19	—
Over £25	53	39	24	14	26	27

Like tenants in controlled accommodation, a considerable proportion of owner occupiers had moved into their accommodation before 1948—32% of owner occupiers in Greater London and 29% of owner occupiers in the rest of the country (Table 2.30). However, this does not necessarily coincide with

* New rateable units were those defined as appearing on the Inland Revenue's Valuation Lists from June 1960.

the date at which the owner occupiers became the owners (or started paying for their accommodation) since a number of owner occupiers (11% in England and Wales, 13% in Greater London) bought their present accommodation as sitting tenants, while others had inherited it.

TABLE 2.6.
Proportion of owner occupiers who inherited their accommodation

	Greater London	Rest of England and Wales	All England and Wales
	%	%	%
Those who had inherited	8	12	11
Those who bought or are buying	92	88	89
Sample base	1,156	1,332	—
Estimated number (000s)	1,088	5,799	6,887

Of those who had inherited their accommodation, the majority had done so from a spouse or from parents.

Thus, of all owner occupiers, 14% had become owner occupiers of their present accommodation (or started paying for their their present accommodation) before 1945, 46% between 1945 and 1959; and 40% between 1960 and 1964.

TABLE 2.7.
*Date at which owner occupiers bought (or started
paying for) their present accommodation*

	Greater London	Rest of England and Wales	All England and Wales
	%	%	%
<i>Date at which bought</i>			
Before 1945	14	15	15
1945-59	52	45	46
1960-1964	34	41	40
Sample base	1,156	1,332	—
Estimated number (000s)	1,088	5,799	6,887

In Greater London, relatively fewer of the owner occupiers had purchased their accommodation since 1960.

As is to be expected, those who purchased their accommodation earlier were more likely to own it outright, rather than mortgaged, at the time of interview (Table 2.8). Of those who purchased before 1945, 85% owned their accommodation outright by the end of 1964, compared with 40% of those who had purchased between 1945-1959 and 27% of those purchasing between 1960-1964. In all, at least 42% of owner occupiers in England and Wales were said to own their accommodation outright*—a higher proportion outside Greater London (42%) than within (36%). Of those purchasing before 1945, those in Greater London were more likely than those in the rest of the country to own their accommodation outright at the time of the interview, but of those buying since 1945, those outside Greater London were more likely to own outright by

* About 3% of informants in Greater London and 8% in the rest of the country did not know whether the owner owned outright or not. If all these "don't knows" are assumed to own outright, the maximum overall proportion in England and Wales owning outright would rise to 49%.

TABLE 2.8.
Owner occupiers who own outright/mortgaged according to the year in which they became the owner

Owning group	GREATER LONDON					REST OF ENGLAND AND WALES					ALL ENGLAND AND WALES				
	Became owner					Became owner					Became owner				
	Before 1945					Before 1945					Before 1945				
	1945	59	64	1960-	1960-	1945	59	64	1960-	1960-	1945	59	64	1960-	1960-
Owning outright	81	51	54	51	51	83	41	28	43	28	83	40	27	43	28
Owning mortgaged	8	31	41	36	36	8	30	65	50	76	8	32	67	51	75
Sample base	159	276	335	3156	41	191	294	540	1332	152	199	314	67	51	75
Estimated number (000s)	148	545	267	1,058	41	200	2,603	540	1,332	152	199	314	67	51	75
All owner occupiers	89	82	98	87	87	91	71	83	93	84	91	72	94	94	103
	19	52	34	100	100	15	43	40	100	100	15	46	40	100	100

* In this and subsequent tables relating to owner occupiers, the totals for Greater London include 16 units for which we have only limited information, (the interview was discontinued in 1963 when the informants were found to be owner occupiers). The characteristics of this group were assumed to be similar to the sample of owner occupiers as a whole when all owner occupiers were considered, but when information for the whole sample has not been given, this group has been omitted. There were also 5 units in the rest of England and Wales for which we have limited information. These have been treated in the same way.

1964. This may be a reflection of the higher rate of price increases for accommodation in Greater London compared with the rest of the country and the consequent lengthening of mortgage periods.

The proportion of each age group who owned their accommodation as opposed to occupying it under some other form of tenure had increased since 1960 (Table 2.9). The increase was particularly noticeable among those in the younger age group living outside Greater London.

TABLE 2.9.
Proportion of owner occupiers in each age group
(N.B. Figures in brackets are the relevant percentages in 1960*)

	Greater London		Rest of England and Wales	
	Owner Occupier	Sample Base† = 100%	Owner Occupier	Sample Base† = 100%
	%		%	
<i>Age of head of household</i>				
Up to and including 29 years	22 (21)	313	44 (33)	231
30-39 years	44 (36)	509	52 (40)	494
40-49 years	46 (42)	577	45 (43)	575
50-59 years	45 (48)	635	50 (45)	577
60-69 years	40 (36)	445	45 (47)	508
70 years or more	3 (31)	370	47 (41)	405
All age groups	40 (38)	2,872‡	48 (42)	2,802‡

* "The Housing Situation in 1960", Table 26.

† Number in each age group.

‡ Includes "No answers" to age group.

Only among those in Greater London who had purchased their accommodation in 1960 or later was there any evidence to suggest that outright ownership was associated with high incomes. In all the other appropriate groups, those with the lower incomes (probably the widows and pensioner households) were more likely to own their accommodation outright.

Extract from TABLE 2.32.

Owner occupiers who owned outright/mortgaged according to the income of the head of the household

	GREATER LONDON				REST OF ENGLAND AND WALES			
	BECAME OWNER 1945-59		BECAME OWNER 1960 or later		BECAME OWNER 1945-59		BECAME OWNER 1960 or later	
	Own outright	All owner occupiers	Own outright	All owner occupiers	Own outright	All owner occupiers	Own outright	All owner occupiers
	%	%	%	%	%	%	%	%
<i>Income of head of household</i>								
Up to £5	10	5	15	4	12	10	14	7
Over £5-£7 10s.	8	4	9	2	7	6	8	4
Over £7 10s.-£10	4	3	3	2	13	8	10	5
Over £10-£12 10s.	13	8	6	5	9	12	9	8
Over £12 10s.-£15	15	15	6	12	13	16	17	19
Over £15-£20	21	26	11	30	15	23	7	29
Over £20-£25	13	17	12	14	9	12	5	11
Over £25	16	22	28	31	8	13	14	17
Sample replying	158	504	66	333	211	503	138	474

Of those who owned their accommodation outright at the time of the interview, more than half (52% in England and Wales, 41% in Greater London) had had most of the money available for the purchase of their present accommodation. Another third (32% in England and Wales) had used a building society loan (Table 2.10). The remaining sources of money were of minor importance in financing those who now owned outright. For those whose accommodation was still mortgaged, building societies, local authorities and insurance companies played a more important role in providing the money for purchase. 63% said that the bulk of the money was provided by a building society, 12% (proportionately more in Greater London than in the rest of the country) obtained it from a local authority and 9% from an insurance company. Altogether, 46% of owner occupiers obtained the bulk of the money for their present house purchase from a building society but a considerable minority (27% in the whole of England and Wales but only 18% in Greater London) had had most of the money available; while in Greater London, the local authority and insurance companies had played a slightly more important part than they did in the rest of the country. Very little difference was found among those who had moved into their accommodation since July 1960.

Among purchasers of new rateable units, the emphasis changed slightly. Again, building societies were the most important source of finance—59% of those in new rateable units in England and Wales said that this had been their main source of finance, but in Greater London the proportion was much lower (36%) while considerably more of those in new accommodation in Greater London had the money available (41% compared with 22% in the country as a whole). In Greater London (relative to the rest of the country) the insurance companies became of increasing importance in providing money for the purchase of new accommodation.

Who, then, obtained money from the different sources available? Those in the "employers"* group of the socio-economic classification were relatively more likely to have obtained their money for house purchase from an insurance company or from the other, minor sources of finance (the bank, a private loan, etc.) and least likely to have obtained the money from a local authority (Table 2.11). Those in the "intermediate" category were almost equally likely to call upon the building societies, local authorities or insurance companies but the relative importance of insurance companies to this group was lower in Greater London. Those in the remaining categories of the socio-economic classification (mainly semi- and unskilled workers) were more likely to have as their main source of money, the local authorities. Housewives (mainly widows) tended to have had most of the money available.

79% of households owned their accommodation freehold—proportionately more in Greater London than in the rest of the country (Table 2.12). Among households in new buildings in Greater London, however, the proportion owning freehold was only 42%.

Of those who bought their accommodation leasehold,† a large number of informants who were usually housewives rather than heads of households, had no knowledge of the length of lease or the date of expiry. Therefore conclusions on these topics for the country as a whole needs to be treated circumspectly. In Greater London, 60% of the leases were for a period of 1-98 years when bought

* See Appendix B for definition.

† In this study, all those who said that they owned their accommodation, were classified as owner occupiers regardless of the length of their leases. The owner-occupying classification normally used by The Ministry of Housing and Local Government includes only those units where the original lease was for a period of at least 21 years.

TABLE 2.10.
Owner occupiers owning outright/mortgaged: method of raising most of the money

Method of raising most of the money	GREATER LONDON					REST OF ENGLAND AND WALES					ALL ENGLAND AND WALES				
	Owne out- right	Owne mort- gaged	All* owner occu- pied	Owne owner who moved in July '69 or after	Owne owner occu- pied in new R.L.A.	Owne out- right	Owne mort- gaged	All* owner occu- pied	Owne owner who moved in July '69 or after	Owne owner occu- pied in new R.L.A.	Owne out- right	Owne mort- gaged	All* owner occu- pied	Owne owner who moved in July '69 or after	Owne owner occu- pied in new R.L.A.
Had most money available	41	3	13	28	41	54	5	29	28	21	51	3	27	26	21
Building Society loan	30	60	49	49	26	31	65	45	49	60	32	3	46	49	59
L.A. loan	4	15	10	13	5	11	1	6	8	7	2	12	7	8	6
Insurance Company	3	10	7	5	11	4	2	2	3	3	2	9	6	6	6
Bank	3	3	3	3	3	3	3	4	4	6	2	4	4	2	6
Private loan/mortgage	4	2	3	3	7	4	4	4	4	6	2	4	4	2	6
The firm/employer	1	1	1	1	1	1	1	2	1	1	1	1	2	1	1
Other source	1	1	1	1	1	1	1	3	1	1	1	1	2	1	1
Not answered	487	669	1,126	323	45	563	660	1,302	424	152	1,022	1	6,187	1,136	706
Sample base	389	639	1,068	303	41	2,473	2,942	5,799	1,833	645	2,462	3,471	6,187	2,136	706

* Includes those (informants) who did not know whether their accommodation was owned outright or mortgaged.

TABLE 2.11.

Owner occupiers: their main source of money for house purchase according to the socio-economic group of the head of the household

	GREATER LONDON				
	Main source of money				
	Had money available	Building society	Local authority loan	Insurance company	Other sources
	%	%	%	%	%
<i>Occupation of head of household:</i>					
<i>R.G.'s socio-economic group*</i>					
Employers, managers, professional occupations	41	30	22	48	38
Intermediate groups	37	53	59	45	44
Other employed groups	6	11	16	6	12
Housewives etc.	16	5	3	1	6
Sample base	208	570	116	87	102
	REST OF ENGLAND AND WALES				
	%	%	%	%	%
<i>Occupation of head of household:</i>					
<i>R.G.'s socio-economic group*</i>					
Employers, managers, professional occupations	25	24	17	33	37
Intermediate groups	43	56	55	57	41
Other employed groups	14	14	22	10	15
Housewives etc.	17	6	6	—	7
Sample base	383	599	86	70	123

*See Appendix B for definition.

and a further 22% were for 99 years (Table 2.13). Outside Greater London, no single length of lease predominated. In Greater London, 18% of the leases expire before the year 2000, while 21% do not expire until 2060 or later (Table 2.13). Again, information about the units outside Greater London was subject to a large amount of non-response but it would appear that most of the leases will not expire until 2060 or later.

Informants were asked whether, at the time of purchase, they would have preferred to rent accommodation rather than buy it. An overwhelming majority (85% in Greater London and 87% in the rest of the country) said that they had wanted to buy and this applied both to those who owned outright and to those whose accommodation was mortgaged—although there was a tendency for a higher proportion of the latter to say that they would have preferred to rent (Table 2.14).

Among those in new rateable units, proportionately more (91%) said that they preferred to buy. Almost half (42%) of all those who said that they preferred to buy gave as their main reason the idea that house purchase was "a good investment". Of those who would have preferred to rent, however, 58% expressed as their main reason for this preference the idea that "a house is a tie".

2.5. Local authority tenants in new accommodation

The main interest in local authority tenants was to see whether those who had moved into dwellings built since 1960 differed at all in their characteristics from those who had been living in established local authority accommodation. These households did not, of course, make up the whole group of new local

TABLE 2.12.
Owner occupiers: freehold/leasehold ownership according to whether owns outright or mortgaged

	GREATER LONDON				REST OF ENGLAND AND WALES				ALL ENGLAND AND WALES			
	Owns outright	Owns mortgaged	All owner occupiers	Owner occupiers in new R.U.s.	Owns outright	Owns mortgaged	All owner occupiers	Owner occupiers in new R.U.s.	Owns outright	Owns mortgaged	All owner occupiers	Owner occupiers in new R.U.s.
	%	%	%	%	%	%	%	%	%	%	%	%
Freehold/leasehold tenure												
Owns Freehold	87	84	85	42	79	77	78	82	80	78	79	80
Owns Leasehold	12	16	15	56	20	20	20	17	19	19	19	19
N.A.	1	*	*	2	1	3	2	1	1	3	2	1
Sample base	407	669	1,156	45	562	660	1,332	152	—	—	—	—
Estimated number (000s)	389	629	1,088	41	2,473	2,842	5,799	665	2,862	3,471	6,887	706

TABLE 2.13.

Leasehold owner occupiers: length of lease when bought and date of expiry according to whether owns outright or mortgaged

	GREATER LONDON			REST OF ENGLAND AND WALES			ALL ENGLAND AND WALES		
	Owens outright	Owens mortgaged	All leasehold owner occupiers	Owens outright	Owens mortgaged	All leasehold owner occupiers	Owens outright	Owens mortgaged	All leasehold owner occupiers
<i>Length of lease when bought</i>	%	%	%	%	%	%	%	%	%
1-99 years	58	62	60	16	23	19	19	28	23
99 years	36	19	22	17	14	15	16	15	16
100-999 years	2	11	6	11	16	14	11	15	14
999 years	8	8	8	19	19	19	18	18	18
Not known	2	*	2	37	28	33	35	24	29
<i>Date of expiry</i>									
Before 2000	21	15	18	4	2	3	7	4	5
" 2000-2009	1	12	11	6	4	5	6	5	6
" 2010-2019	18	22	20	12	7	9	12	9	11
" 2020-2029	23	20	21	2	9	5	3	11	7
" 2030 or later	20	23	21	27	33	31	26	32	30
Not known	10	8	9	49	45	47	46	29	41
Sample base	49	105	161	113	129	257	—	—	—
Estimated number (000s)	47	100	153	467	542	1,000	514	642	1,233

TABLE 2.14.

Owner occupiers: their preference for renting or buying their accommodation according to whether they owned outright or mortgaged

	GREATER LONDON				REST OF ENGLAND AND WALES			
	Owens outright	Owens mortgaged	All owner occupiers	Owens in new A.U.s	Owens outright	Owens mortgaged	All owner occupiers	Owens in new A.U.s
<i>Preference for renting or buying</i>	%	%	%	%	%	%	%	%
Preferred to rent	10	14	13	7	10	14	12	8
Wanted to buy	89	84	85	93	90	85	87	91
Not known	1	2	2	—	—	—	—	—
Sample base*	347	661	1,034	43	450	634	1,175	140

* Those who did not inherit their dwelling.

† Includes those informants who did not know whether their accommodation was owned outright or mortgaged.

authority tenants since others would have moved into existing local authority accommodation. This will be considered further in the section dealing with the movement of households (Chapter 5).

However, looking at those local authority tenants who were in new rateable units, compared with all local authority tenants we find that proportionately more of these tenants were either older, small households, or small families; consequently the ages of the heads of households tended to be either in the youngest or the oldest age group. Fewer of the households in new accommodation had a high ratio of earners but the data on income suggests that the income of the household heads tended to be in either the lower or the highest income groups (i.e. not in the middle ranges). Households in new accommodation tended to be smaller in size than those in existing accommodation and proportionately fewer of the tenants were said to be in social classes IV and V. Certain differences between Greater London and the rest of England and Wales were apparent: in Greater London (although the numbers are small and the con-

clusions, therefore, that much more unreliable) proportionately more of those in new accommodation were large families, more of the households were classified as being in social classes IV and V and more of the heads of households had incomes in the middle ranges.

TABLE 2.15.

The characteristics of local authority tenants in new accommodation

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Local authority tenants in new accommodation	All local authority tenants	Local authority tenants in new accommodation	All local authority tenants	Local authority tenants in new accommodation	All local authority tenants
Sample base	58	586	94	781	—	—
Estimated number (000s)	53	522	400	3,255	453	3,777
	%	%	%	%	%	%
<i>Household Type</i>						
Individuals under 60 years	—	2	3	2	3	2
Small adult households	9	10	7	7	6	7
Small families	24	17	28	23	27	23
Large families	21	16	9	20	10	19
Large adult families	19	31	16	25	16	26
Older small households	26	21	37	23	36	23
Unclassifiable	1	1	—	*	*	1
<i>Earning's Ratio</i>						
No earners	34	14	33	16	32	16
Less than 6-5 earners	31	31	35	40	35	36
6-5 or more earners	45	55	32	44	33	48
<i>Household Size</i>						
1 person	36	12	20	10	20	11
2 persons	29	22	26	22	27	22
3 persons	24	23	18	24	19	24
4 persons	19	22	22	22	22	21
5 persons	17	15	8	13	9	13
6 or more	7	8	4	9	5	9
Average size of household	3.22	3.28	2.86	3.42	2.90	3.47
<i>Social Class</i>						
I and II	3	4	5	6	5	5
III non-manual	3	8	12	6	11	6
III manual	33	39	49	42	47	41
IV and V	50	39	33	35	27	36
Widows/students	7	9	10	10	9	11
Unclassifiable	3	1	1	1	1	1
<i>Age of head of household</i>						
Up to 29 years	14	5	13	6	13	6
30-39 years	17	15	18	18	18	15
40-49 years	21	25	19	26	19	26
50-59 years	19	24	10	19	11	20
60-69 years	12	16	23	19	23	18
70 or more years	15	14	17	12	17	12
No answer	2	1	—	*	*	*
<i>Income of head of household</i>						
Those replying to the income question	53	527	90	721	—	—
Up to £5	10	12	14	14	14	13
£5 to £9 10s.	11	12	22	13	21	13
£9 10s. - £10	11	6	9	9	9	9
£10 - £12 10s.	17	15	8	17	9	16
£12 10s. - £15	26	28	17	23	18	24
£15 - £20	19	21	20	19	20	20
£20 - £25	6	6	8	4	7	5
Over £25	—	—	2	1	2	—

2.6. Tenants

We are concerned here with the conditions under which tenants held their accommodation and the responsibilities entailed. Rents will be dealt with in a subsequent section.

First of all, 13% of tenants in privately rented accommodation occupied that accommodation by virtue of their (or of a family member's) employment. 8% of privately renting tenants occupied their accommodation rent free while

9% of tenants occupied the same rateable unit as their landlord—the proportion being higher (20%) in Greater London.*

These details, together with information on types of landlord are given in Table 2.16. Details on landlord type are only available for the area outside Greater London since the information was not asked in the same form in the 1963 investigation.

TABLE 2.16.
Landlord type and conditions of tenure

	Greater London	Rest of England and Wales	All England and Wales
<i>Landlord type</i>	%	%	%
Local authority		53	
Other bodies		14	
Individuals		32	
No answer	Not Available	1	Not Available
Sample base		1,470	
Estimated number (000s)		6,340	
<i>Proportion of privately renting tenants occupying their accommodation by virtue of their employment</i>	%	%	%
	5	16	13
<i>Proportion of privately renting tenants occupying their accommodation rent free</i>	5	8	8
<i>Proportion of privately renting tenants living in the same rateable unit as their landlord</i>	20	5	9
Sample base	1,130	687	—
Estimated number (000s)	1,079	3,085	4,164

Of all the categories of private renting—controlled, uncontrolled and furnished—those in controlled accommodation were least likely to share a rateable unit with their landlord. (2% of controlled tenants lived in the same rateable unit as their landlord compared with 9% of uncontrolled tenants and 34% of tenants in furnished accommodation—the proportions being higher in Greater London.) 25% of all privately renting tenants said that they paid rent but were without a rent book. Of those who had, the rent books of about three-quarters were seen by the interviewers. This situation differed little between Greater London and the rest of the country (Table 2.17).

However, there was a significant variation between those whose tenancies were on a weekly basis and other tenants. Since there is a legal requirement† upon landlords to provide a rent book in those cases where the rent is payable weekly, it was to be expected that the proportion of such tenants without a rent book would be small. Nevertheless, 15% of weekly tenants in Greater London and 18% of those in the rest of the country with a weekly tenancy said that they were without a rent book.

The majority of tenants (88%) said that they had no agreement or lease (Table 2.18). Those most likely to have such an agreement were tenants in unfurnished uncontrolled accommodation in Greater London. Outside Greater London, proportionately more of those in furnished accommodation said they had an agreement. The most usual length of these agreements was 3 years.

* These groups are not mutually exclusive.

† Landlord and Tenant Act 1962.

TABLE 2.17.
*Availability of rent books
(tenants renting privately)*

	GREATER LONDON			REST OF ENGLAND AND WALES		
	Period of tenancy		Total*	Period of tenancy		Total*
	Weekly	Other		Weekly	Other	
Has rent book: seen	64	22	53	63	37	56
not seen	21	13	19	19	12	17
Has no rent book	15	60	25	18	46	25
No information	—	5	1	—	5	2
Sample base*	830	237	1,067	448	153	601
Of those without a rent book, percentage who felt they should have one	20	4	11	14	7	11

* Excludes those with a rent free tenancy and, outside Greater London, those renting from charitable trusts and housing associations. In Greater London, 8 units known to rent from charitable trusts were also excluded but this was not necessarily the total number of units renting from this source.

Responsibility for different repairs and decorations varied with the type of tenancy. This is illustrated in Table 2.31.

For tenants renting their accommodation unfurnished either from a private landlord or from a local authority, inside decorations were said to be their own responsibility by the majority of tenants. However, in Greater London, a majority of the local authority tenants said that these were the responsibility of the landlord. Furnished tenants attributed the responsibility for inside decorations to the landlord. Outside decorations were said to be almost exclusively the responsibility of the landlord, particularly in Greater London. So, too, were outside repairs. Inside repairs were, in the majority of cases said to be the landlord's responsibility, but proportionately more of the tenants in unfurnished accommodation said that these inside repairs were their own responsibility.

2.7. *The Changes in the Tenure of Accommodation Units outside Greater London 1960-1964*

In this section we deal with changes between 1960 and 1964 in the tenure pattern of occupied accommodation units outside Greater London. The analysis is confined to the area outside Greater London because the main aspect of this changing tenure pattern—the decline in privately rented accommodation—in Greater London has been dealt with elsewhere.† In a subsequent section (6.4), changes in the tenure pattern of rateable units, i.e. changes in the *availability* of dwellings for owner occupation, renting from local authorities and renting privately are considered but here, we are concerned with actual changes in the tenure of occupied accommodation units. The details are given in Table 2.19.

Overall, there has been an increase in 4% in occupied accommodation units since 1960 and this has been brought about by the loss of 4% of the units existing in 1960—mainly through demolition—the addition of an equivalent 10% in the form of accommodation units in new rateable units or the entry into the private housing sector of units previously described as ineligible. Finally, there had been in 1964, an increase over 1960 of 2% in accommodation units found to be vacant.

† "Privately Rented Accommodation in London" by P. G. Gray and Jean Todd included in "Report of the Commission on Housing in Greater London" Cm. 2605.

TABLE 2.18.

Tenants with/without an agreement or lease according to the type of tenancy

	GREATER LONDON				REST OF ENGLAND AND WALES				ALL ENGLAND AND WALES			
	Privately Renting		Total*		Privately Renting		Total*		Privately Renting		Total*	
	Unfurnished	Furnished	Total*	%	Unfurnished	Furnished	Total*	%	Unfurnished	Furnished	Total*	%
Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled
	%	%	%	%	%	%	%	%	%	%	%	%
Agreement or lease	94	69	92	84	94	85	77	89	94	80	83	88
Does not have	6	31	8	16	5	12	19	8	5	18	15	10
Has agreement/lease	*	*	*	*	1	3	4	3	1	2	2	2
Don't know	427	447	206	1,130	302	249	51	687	—	—	—	—
Sample base	389	432	201	1,079	1,366	1,119	235	3,085	1,755	1,551	436	4,164
Estimated number (000s)												

* Includes "other types" of rented tenancies.

Extract from TABLE 2.33.

Tenant's/Landlord's responsibility for repairs according to the type of tenancy

	ALL ENGLAND AND WALES				
	Privately renting*			Local authority tenants	All tenants
	Controlled	Not controlled	Furnished		
Population estimate (000s)	1,755	1,973	436	3,777	7,941
	%	%	%	%	%
<i>Responsibility for inside decorations</i>					
Landlord	6	13	73	18	17
Tenant	89	78	12	77	76
Shared	*	1	4	3	2
Not known	5	8	11	2	5
<i>Responsibility for outside decoration</i>					
Landlord	89	83	83	99	92
Tenant	6	9	4	1	4
Shared	1	1	1	—	1
Not known	3	7	11	1	3
<i>Responsibility for inside repairs</i>					
Landlord	70	60	82	83	75
Tenant	21	24	6	9	15
Shared	3	4	2	5	4
Not known	7	12	11	8	6
<i>Responsibility for outside repairs</i>					
Landlord	94	88	86	99	95
Tenant	3	5	3	1	2
Shared	*	1	1	*	*
Not known	2	6	9	1	3

* Includes "other forms of tenure".

TABLE 2.19.

Changes in the tenure pattern of occupied accommodation units outside Greater London 1960-1964

		REST OF ENGLAND AND WALES			
		Owner occupiers	Local Authority Tenants	The Remainder†	Total
		No. %	No. %	No. %	No. %
1960 Sample†		1,299 100	749 100	922 100	2,970 100
Losses from stock		-3	-4	-8	-4
Additions to stock		+14	+14	+3	+10
Net changes in vacant A.U's		-*	-2	-4	-2
Net changes in the tenure of existing units		+3	+3	-6	—
1964 Sample†		114 1,476	111 833	85 783	104 3,092

† Occupied accommodation units, including those of non-respondents.

‡ Mainly privately renting of all types but including two "don't knows" in 1960 and 14 in 1964.

This overall change concealed the considerable variations in the changes which have taken place in the different sectors of housing. These will be considered in turn.

Owner occupiers

Overall, there has been an increase of 14% between 1960 and 1964 in accommodation units owner occupied. By far the most significant cause of this increase has been the addition to the stock in the form of new accommodation units. 3% of the owner occupied units existing in 1960 had disappeared from the stock and there had been a net increase of 3% in owner occupation from units existing in both 1960 and 1964 (a loss of 5% to other forms of tenure and a gain 8% from other forms of tenure). Thus, over the period of four and a half years, the number of owner occupied accommodation units had been increasing at a rate of approximately 3% per annum.

Local Authority Tenants

In the same way, the 11% increase in accommodation units occupied by local authority tenants was attributable, in the main, to new building. The proportion of units lost through demolitions and the net changes in tenure in units existing in 1960 and 1964 were of approximately the same order as those for owner occupied units but there was a small increase, in 1964, of units found to be vacant. The annual rate of increase in the number of units occupied by local authority tenants during this period of four and a half years was 2½%.

Remainder (Tenants renting privately)

Contrary to the situation in the owner occupied and local authority sectors, between 1960 and 1964, the number of accommodation units occupied by private tenants declined by 15%—an annual rate of decline of 3½%. The largest part of this decline was attributable to losses from the housing stock—again, mainly demolitions—but an almost equal proportion of units ceased to be privately rented and became occupied under some other form of tenure. In this sector, too, there was a noticeable increase, over 1960, in the number of accommodation units found to be vacant at the time of interview.

2.8. The decline in controlled accommodation outside Greater London 1960–1964

The two main effects of the 1957 Rent Act on controlled accommodation were the immediate lifting of controls on rent and security of tenure on all accommodation with a rateable value of £31 or over outside Greater London and the subsequent decontrol of any accommodation (regardless of rateable value) in which the *tenancy* changed.* By the time the 1960 study had taken place, the first of these provisions had been carried out and three years had passed during which time accommodation had become decontrolled due to changes in tenancy. Other causes of decline were, of course, the continuing demolition of accommodation, their changes of use from private dwellings and changes in the type of tenure under which they are held from unfurnished to furnished renting or to owner occupation. These reasons for the decline in controlled accommodation were independent of the 1957 Rent Act and would have affected this category of tenure in any case.

In 1960, it was estimated that, outside Greater London, there were 2,279,000 occupied accommodation units still under control. †Between July 1957 and 1960 the annual rate of decontrol was found to be 225,000—approximately 8½%.

* Apart from changes to spouse or child.

† "The Housing Situation", page 32.

To estimate the number of controlled units still existing in November 1964, the units found to be controlled in 1960* were examined for demolitions or substantial structural changes, changes of use, changes to furnished letting, owner occupation or local authority housing and changes in tenancy (other than to a spouse or child, where this could be ascertained). The units not affected in these ways were still assumed to be controlled. The result is that, in November 1964, there were, outside Greater London, an estimated 1,480,000 accommodation units still controlled—a loss of 799,000 units in about four and a half years, an annual rate of decontrol of approximately 9½%. Details illustrating the relative importance of the reasons for the decline are given in Table 2.20.

TABLE 2.20.

*The decline in controlled accommodation outside Greater London
June 1960–November 1964*

	1960 Controlled Accommodation Units lost
	%
<i>Reasons for loss</i>	
Accommodation unit:	
Demolished, derelict or no longer used for private housing	25
Vacant in 1964	9
Changed to owner occupation	29
Became local authority housing	4
Changed tenancy	32
Base — Estimated number (000s) of units lost	799

Changes in the tenancies of rented units and changes to owner occupation were the most important causes of the decline in controlled accommodation, although a quarter of the units were lost through demolitions. Compared with Greater London,† demolitions in the rest of the country were, relatively, a more important cause of the losses in the controlled sector, while changes in tenancy appeared to occur less frequently. Again, compared with Greater London, it would seem that changes to owner occupation (either on the occurrence of a vacancy or to sitting tenants) were more likely to happen than a re-letting of the accommodation.

Because of the age of the buildings in the controlled sector of privately rented housing (Table 2.28) and because of the ages of the heads of households occupying this type of accommodation (Table 2.30), it is to be expected that the contraction in controlled accommodation from demolition and from changes in tenancy will continue, although the 1964 "Protection from Eviction" Act may have some effect in slowing down changes in tenancies and types of changes to owner occupation.

2.9. Levels of rent outside Greater London, 1964

Rents in Greater London were dealt with in the 1963 survey.‡ We are concerned here with the level of rent in England and Wales, outside Greater London, and with the overall change in these rents since 1960. The size of the

* Including an allowance for the 1960 units which were not contacted but assumed to be controlled. The changes in these non-contacted units between 1960 and 1964 were assumed to be the same as the changes in the contacted units.

† Cmd. 2605, page 364.

‡ Cmd. 2605, Appendix V.

sample was not sufficient to allow any regional analysis of rents and since rents do vary from region to region and from one type of area to another, this inevitably limits the usefulness of the findings. Nevertheless, in the absence of data, a global figure is probably better than none.

Informants were asked for the rents which they paid and in 56% of the cases, these rents were checked with the rent book. They were also asked whether the rates, particularly the general rate, was paid separately. Where it was paid separately, the figure given as the rent (net of any service charge) was considered to be the net rent. For those who paid an amount inclusive of the general rate, the informant was asked how much of his "rent" was for the general rate and where this was known, the amount was deducted from the gross rent to yield a figure for the net rent. Expenditure on the water rate was ignored. Of those renting their accommodation, the net rents of 42% could not be calculated in this way. For these units an imputed value for rates was assigned by referring to the rateable value of the accommodation occupied by the household and the rate in the pound levied in the administrative area in which the accommodation was situated.* For rateable units which were multi-occupied, this procedure required the apportionment of the overall rateable value and, following the method used in the 1960 Survey, this was done proportionately to the number of habitable rooms occupied by each household.

Tenants of unfurnished units where the rent included charges for services were asked the amount attributable to the services and, if known, this amount was deducted from the specified rent. If these service charges were not known, no attempt was made to compute the net rents for these accommodation units. For this reason and others relating to the vagueness of the rents given, the net rents of 5% of all tenancies were not obtainable.

One other quantity associated with the value of the accommodation—the ratio of net rent to gross value—is considered in this section. The gross value is the theoretical market rent, fixed at a particular time, assuming that the landlord is responsible for the cost of repairs and insurance whereas the rateable value is the gross value less the cost of repairs and insurance. At the time of the 1960 survey and up to the 1963 revaluation, gross value was still calculated with reference to conditions existing in 1939 and the limits for controls on rents were fixed in relation to the pre-1963 gross values. However, in 1963 the gross values were revised and if these values bear any relation to market rents, the ratio of net rent to gross value for uncontrolled accommodation should be approximately 1.00. We go on to consider the ratios of the net rent to both the pre- and post-1963 gross values.†

Net Rent

Table 2.21 shows for the various types of tenure the proportion of households outside Greater London who paid different levels of net rent at the end of 1964. The complete table gives information relating to all households but the distributions of rents excludes those who held their accommodation rent free and those for whom the calculation of net rent could not be made. The calculations for the median net rents‡ also exclude these two groups.

* A comparison of the net rents obtained by the deduction of the given rates with that of the net rents obtained by the deduction of the imputed rates for these units where both were known showed reasonable agreement.

† Again, for rateable units occupied by more than one household, the gross value for each accommodation unit was obtained by the apportionment of the total gross value according to the number of habitable rooms rented by the household.

‡ The median value is that which divides tenants so that half have values below the median and half above. This form of the "average" avoids the distortions involving results which are obtained when very high or very low values are included in the computation of the arithmetic average.

TABLE 2.21.

Net weekly rent according to the type of tenancy

REST OF ENGLAND AND WALES						
Type of Tenancy*						
	Privately rented			Local authority tenancies	All tenancies	
	Unfurnished		Furnished			
	Controlled	Not controlled				
<i>Net weekly rent</i>	%	%	%	%	%	
Less than 10s.	20	15	7	2	9	
10s. but less than £1	55	30	14	15	26	
£1 but less than £1 10s.	20	25	7	45	35	
£1 10s. but less than £2	4	8	5	30	20	
£2 but less than £2 10s.	1	8	12	5	5	
£2 10s. but less than £3	—	4	12	2	2	
£3 but less than £3 10s.	—	3	2	1	1	
£3 10s. but less than £4	—	3	5	*	1	
£4 but less than £4 10s.	—	*	21	—	1	
£4 10s. but less than £5	—	2	—	+	+	
£5 but less than £6	—	*	14	+	1	
£6 or more	—	2	2	—	*	
Median net weekly rent	14s. 7d.	£1 0s. 7d.	£2 16s. 10d.	£1 7s. 7d.	£1 4s. 0d.	
Those paying a known rent = 100%	280	247	43	762	1,332	
Net rent not given	22	77	18	21	138	
All tenancies {	Sample	302	324	61	783	1,470
	Estimated number (000s)	1,366	1,441	278	3,255	6,340

* Tenancies held by virtue of employment have been allocated to furnished or unfurnished categories, as appropriate.

The median net weekly rent for all tenancies (including local authority tenancies) was £1 4s. 0d. and the median values varied from 14s. 7d. for controlled tenancies to £2 16s. 10d. for furnished accommodation. For privately rented uncontrolled accommodation (both furnished and unfurnished), the range of rents was fairly wide. Although 70% of such unfurnished tenancies had rents below 30s. per week, the rents of the remainder extended to £6 per week or more. The range of controlled and local authority rents was relatively limited: 95% of controlled rents were below 30s. per week while 90% of local authority rents were below £2 per week.

Ratio of net rent to gross value

The ratio of net rents to gross value has in the past been taken as the limit of various controls on rents. For example, the 1957 Rent Act laid down that the maximum rent for a controlled tenancy was twice the gross value where the landlord was responsible for all interior and exterior repairs and exterior decoration. Where the tenant was responsible for all repairs and decorations the ratio was 1½ and where the landlord was solely responsible, the relevant limit was 2½. The gross values used in the setting of these limits were, of course, those existing before the 1963 revaluation of gross and rateable values.

Table 2.22 presents those ratios for each type of tenancy based on the gross values in force before the 1963 revaluation. Accommodation units built since 1960 have been omitted from this table.

TABLE 2.22.
Ratio of net rent to gross value (pre-1963) according to the type of tenancy

	BEST OF ENGLAND AND WALES				
	Type of Tenancy				
	Privately rented			Local authority tenancy	All tenancies
	Unfurnished		Furnished		
	Controlled	Not controlled			
	%	%	%	%	%
<i>Ratio of net rent to gross value (pre-1963 gross value)</i>					
0.01-0.50	1	3	3	*	1
0.51-1.00	5	7	5	1	3
1.01-1.50	11	6	5	3	6
1.51-2.00	33	19	20	11	18
2.01-2.50	36	17	8	30	28
2.51-3.00	6	13	5	31	21
3.01-3.50	3	11	—	14	11
3.51-4.00	1	8	8	5	5
4.01-5.00	2	7	12	4	4
5.01-6.00 or more	1	8	35	1	3
Sample base*	280	238	40	671	1,229
Median ratio of net rent to gross value	1.99	2.42	3.83	2.61	2.40

* These paying a known rent excluding tenants in suitable units which appeared on the Valuation Lists after June 1960.

Although the median ratio of net rent to gross value for controlled tenancies was 1.99, the ratios for a considerable proportion of those tenancies (30%) were outside the range 1.51-2.50. At least 6% were below the range which assumes that the tenant was responsible for *all* repairs and decorations while at least 13% were above the range permitted where the landlord is responsible for all repairs and decorations. Since the majority of controlled tenants (89%) were responsible for inside decoration and the majority of landlords (94%) were said to be responsible for outside repairs, the number of accommodation units for which either the landlord or tenant was solely responsible for all repairs and decorations was too small to analyse in terms of the different rent control limits relevant to the different degrees of responsibility. However, other evidence† suggests that this permitted variations in the levels of controlled rents exerted little influence on the level of these rents.

The median ratio for all tenancies was 2.40—that for unfurnished uncontrolled tenancies being 2.42 while the median ratio for local authority tenancies was considerably higher at 2.61. Furnished tenancies yielded the highest median ratio of 3.83.

Table 2.23 presents the ratio of the net rent to the post-1963 gross value. If the actual rent paid for unfurnished accommodation bears any relation to the imputed market value of this type of accommodation, this ratio should be 1.00.

In fact, the median ratios for all types of tenancies apart from furnished ones was below 1.00. Thus the net rents of almost all controlled tenancies (at least 88%) were below the theoretical market rents assigned at the time of the 1963 revaluation. Similarly the net rents of at least half (51%) of the uncontrolled tenancies and of at least 58% of the local authority tenancies were

† "English Housing Trends" by J. B. Callingsworth, Occasional Papers in Social Administration, No. 13.

TABLE 2.23.

Ratio of net rent to gross value (post-1963) according to the type of tenancy

REST OF ENGLAND AND WALES					
Type of Tenancy					
Privately rented				Local authority tenancy	All tenancies
Unfurnished		Furnished			
Controlled	Not controlled				
	%	%	%	%	%
Gross ratio (post-1963 value)					
0.01-0.50	18	15	7	4	9
0.51-0.60	12	8	10	4	7
0.61-0.70	20	10	10	10	12
0.71-0.80	22	11	3	22	20
0.81-0.90	16	7	2	18	15
0.91-1.00	4	9	13	16	12
1.01-1.10	1	10	2	10	8
1.11-1.20	2	5	3	5	4
1.21-1.30	2	5	2	4	4
1.31-1.40	—	3	5	2	2
1.41-1.50	—	4	3	1	1
1.51-2.00	2	7	15	2	3
2.01-2.50	—	3	10	1	1
2.51-3.00	*	1	3	—	*
3.01-3.50	—	—	3	—	*
3.51-4.00	—	*	3	—	*
4.01-4.50	—	*	7	*	*
4.51-5.00	—	—	—	—	—
5.01 or more	—	*	—	—	*
Sample base	280	247	43	762	1,332
Median ratio of net rent to gross value	0.70	0.87	1.20	0.85	0.81

TABLE 2.24.

Median net weekly rent in relation to type of accommodation

	REST OF ENGLAND AND WALES	
	Sample number	Median net weekly rent
<i>Description of the accommodation</i>		
<i>Unfurnished, controlled:</i>		£ s. d.
Two bedrooms, with bath*	35	16 5
Two bedrooms, without bath	80	11 8
Three bedrooms, with bath	70	1 0 2
Three bedrooms, without bath	64	13 7
<i>Unfurnished, not controlled:</i>		
One bedroom, with/without bath	41	1 4 5
Two bedrooms, with bath	31	1 5 0
Two bedrooms, without bath	61	12 7
Three bedrooms, with bath	39	1 9 5
Three bedrooms, without bath	26	19 1
<i>Local authority accommodation:</i>		
One bedroom, with bath	70	1 0 10
Two bedrooms, with bath	199	1 6 0
Three bedrooms, with bath	440	1 9 6

* "With bath" implies the exclusive use of a bath, "without bath" includes those who have the shared use of a bath.

below the imputed gross value. A comparison of the median gross ratios of net rents to gross values based on the pre- and post-1963 revaluation suggests that the pre-1963 gross ratios have been increased by a factor of three.

Net weekly rents in relation to accommodation

Having assessed the levels of rents, in general, a more realistic assessment of the situation would be to relate rents to the type of accommodation. Only a limited number of features of the accommodation could be included in the classification of "type" and three were selected as being most likely to influence the rent: the type of tenancy, the exclusive use of a bath, and the number of bedrooms for the sole use of the household. The median rents are given for these groups, excluding, however, all those tenancies which were affected by special circumstances, e.g. rent free tenancies, those held by virtue of employment, those rented with or over a business and those affected by sublettings.

In all groups, the median net rent increased with an increase in the number of bedrooms. For accommodation with the same number of bedrooms, the exclusive use of a bath also raised the net rent.

Net weekly rents in relation to types of household

To investigate the variation in rents between different types of household, three characteristics are considered: household type, the Registrar-General's social class classification and income of the head of the household. Table 2.25 presents the median net weekly rents for certain of these groups. Again, tenancies affected by special circumstances are omitted.

In general terms, the median net rents were highest in each tenancy group, for those classified as being in social classes I, II and III (non-manual), and lowest for those in social classes IV and V or the "housewife" group. The range was widest both in absolute and relative terms for those in uncontrolled rather than controlled or local authority accommodation.

Similarly, median net rents tended to be higher for tenants in the higher income groups, but among controlled tenants the range was very small—only a difference of 2s. in the net rent separated tenants whose incomes were £5 or less from those with incomes of over £15.

In all three tenure categories, the differences in the median net rents for households of varying types was small compared with the differences exhibited by different social class and income groups. Thus among households in uncontrolled accommodation, the highest median net rent was paid by small, adult households (£1 10s. 0d.) and the lowest by older, small households (19s. 1d.).

Changes in rent levels 1960-1964

Changes in rents are only meaningful in relation to accommodation which is exactly the same in 1964 as it was in 1960. Thus, in this comparison of rents, units which were structurally different were excluded, so, too, were all units occupying part of a rateable unit since there may have been changes in the facilities available to households in this type of accommodation. Tenancies which were subject to special conditions (e.g. rent free tenancies) in either year were also excluded from the comparison together with tenancies which were controlled in 1960. Finally, the analysis was confined to units for which the net rents were available for the two years, i.e. units for which we have no informa-

TABLE 2.25.

Net weekly rent in relation to household characteristics and type of tenancy

	REST OF ENGLAND AND WALES	
	Sample number	Median net weekly rent
<i>Description of tenancy and household</i>		£ s. d.
(A) <i>Unfurnished, controlled</i>		
Small, adult households	30	13 11
Small families	28	13 8
Large adult families	82	14 8
Older small households	112	14 5
<i>Unfurnished, not controlled</i>		
Small adult households	30	1 10 1
Small families	53	1 5 0
Large adult families	30	19 10
Older, small households	62	19 1
<i>Local authority accommodation</i>		
Small adult household	54	1 5 10
Small families	171	1 8 5
Large families	149	1 10 0
Large adult families	190	1 8 8
Older, small households	179	1 2 10
(B) <i>Unfurnished, controlled</i>		
R.G.'s social class I, II, III (non-manual)	41	18 5
R.G.'s social class III (manual)	82	13 6
R.G.'s social class IV and V	117	14 5
<i>Unfurnished, not controlled</i>		
R.G.'s social class I, II, III (non-manual)	38	1 13 2
R.G.'s social class III (manual)	78	1 0 0
R.G.'s social class IV and V	62	19 10
<i>Local authority accommodation</i>		
R.G.'s social class I and II	39	1 10 5
R.G.'s social class III (non-manual)	46	1 7 7
R.G.'s social class III (manual)	315	1 8 5
R.G.'s social class IV	181	1 7 2
R.G.'s social class V	89	1 5 2
Housewife/student	80	1 2 5
(C) <i>Unfurnished, controlled</i>		
Weekly income of head of household:		
Up to £5	63	13 0
Over £5 up to £10	76	14 6
Over £10 to £15	87	14 5
Over £15	33	15 0
<i>Unfurnished, not controlled</i>		
Weekly income of head of household:		
Up to £5	37	13 8
Over £5 to £10	39	1 0 0
Over £10 to £15	73	1 4 5
Over £15	48	1 4 10
<i>Local authority accommodation</i>		
Weekly income of head of household:		
Up to £5	98	1 1 4
Over £5 to £7 10s.	89	1 4 0
Over £7 10s. to £10	66	1 5 4
Over £10 to £12 10s.	116	1 6 0
Over £12 10s. to £15	164	1 8 10
Over £15 to £20	131	1 10 2
Over £20	36	1 13 11

tion on rent in either year, were excluded. The changes in net rents for the remaining units are given in Table 2.26.

At least 28% of the rents of unfurnished tenancies had increased in the period 1960-1964. More may have risen, but the form of the analysis does not allow an assessment of changes of less than 10s. Similarly, at least 57% of the rents of local authority tenancies had increased in the same period. A comparison of the median net weekly rents for 1960 and 1964 for each of these two groups of tenancies suggests that unfurnished, uncontrolled rents outside Greater London had risen some 28%, while the rents of local authority accommodation had risen about 32%.

2.10. Summary

1. Of the 15,221,000 accommodation units existing at the end of 1964, some 393,000 (2.6%) were vacant. Of the occupied accommodation units, 46% were owner occupied, 25% were rented from a local authority and 28% were privately rented (some being rent free). (2.1)

2. Of the privately rented unfurnished tenancies, 57% (47% in Greater London and 60% in the rest of the country) were assumed to be controlled at the end of 1964 by considering the changes in tenure that had taken place since 1960. When asked whether their rent was controlled, 30% of privately renting tenants outside Greater London said that it was (45% said that they did not know). (2.1)

3. The majority of owner occupied and local authority accommodation was in the form of semi-detached houses (but not in Greater London where 49% of the local authority accommodation was in the form of flats in blocks). Over half (53%) of the controlled accommodation were terraced houses, as were a third of the uncontrolled accommodation. However, almost a quarter (23%) of the uncontrolled accommodation units were parts only of rateable units. So, too, were almost two-thirds of the furnished accommodation units. (2.2)

4. 59% of owner occupied accommodation units were built after 1918, 64% of local authority accommodation was built after 1944, but 75% of privately rented accommodation was built before 1919. (2.2)

5. 70% of owner occupiers and 80% of local authority tenants had moved into their present accommodation since 1947. 67% of these in uncontrolled rented accommodation and 92% of those in furnished accommodation had moved in during 1958 or later. However, as might be expected from the conditions attaching to controlled tenancies, almost all tenants had moved in before 1958 and a substantial minority (36%) had been in their present accommodation since 1937 or earlier. (2.2)

6. Compared with an overall figure of 9% for all households, 19% of household heads in uncontrolled, privately rented accommodation and 48% of those in furnished accommodation were below 30 years of age. On the other hand, 22% of the household heads in controlled accommodation and 17% of those in uncontrolled accommodation (compared with 14% for all households) were aged 70 years or more. Proportionately more local authority tenants than the average for all households were in the 40-49 year age group while there is little evidence to suggest that owner occupiers were more likely to be of any particular age group. (2.3)

7. Summarising the main characteristics of households occupying their accommodation under different forms of tenures: the heads of owner occupying households tended to have above average incomes; local authority tenants

TABLE 2.26.

Weekly net rents in 1960 and 1964 for accommodation units which were unchanged in structure and tenure (accommodation units occupying the whole of a rateable unit outside Greater London only)

REST OF ENGLAND AND WALES											
Net weekly rent 1964											
Less than 10s.	10s. less than £1	£1 but less than £1 10s.	£1 10s. but less than £2	£2 but less than £2 10s.	£2 10s. but less than £3	£3 but less than £3 10s.	£3 10s. or more	All comparable tenancies	Sample base	Median net weekly rent	All comparable tenancies
UNFURNISHED—UNCONTROLLED TENANCIES											
20.9	9.3	1.1	1.2	1.2	1.2	1.2	1.2	33.7			33.7
	19.8	5.8	2.3	3.5	2.3	2.3	3.5	27.9			27.9
*	1.1	12.8	4.6	2.3	2.3	2.3	3.5	17.4			17.4
	1.2	1.2	1.2	1.2	1.2	1.2	1.2	8.1			8.1
								4.7			4.7
								4.7			4.7
								3.5			3.5
20.9	31.4	20.9	9.3	9.3	2.3	—	5.9	100.0	86		18s. 10d.
								86			
								14s. 8d.			
LOCAL AUTHORITY TENANCIES											
1.0	2.5	0.7	0.1	0.7	0.3	0.5	0.2	4.3			4.3
0.8	10.8	23.5	5.0	0.7	0.3	0.5	0.2	40.8			40.8
	1.3	22.5	19.2	2.5	0.3	0.5	0.2	45.8			45.8
	0.4	0.2	5.0	1.6	0.5	0.5	0.2	7.7			7.7
			0.2	0.5	0.5	0.5	0.2	1.2			1.2
1.8	15.0	46.9	29.5	5.3	0.8	0.5	0.2	100.0	600		27s. 0d.
								600			
								20s. 5d.			
Net weekly rent, 1960											
Less than 10s.											
10s. but less than £1											
£1 but less than £1 10s.											
£1 10s. but less than £2											
£2 but less than £2 10s.											
£2 10s. but less than £3											
£3 or more											
All comparable tenancies											
Sample base											
Median net weekly rent											
Net weekly rent, 1960											
Less than 10s.											
10s. but less than £1											
£1 but less than £1 10s.											
£1 10s. but less than £2											
£2 but less than £2 10s.											
£2 10s. or more											
All comparable tenancies											
Sample base											
Median net weekly rent											

Net weekly rent, 1960

Less than 10s.

10s. but less than £1

£1 but less than £1 10s.

£1 10s. but less than £2

£2 but less than £2 10s.

£2 10s. but less than £3

£3 or more

All comparable tenancies

Sample base

Median net weekly rent

Net weekly rent, 1960

Less than 10s.

10s. but less than £1

£1 but less than £1 10s.

£1 10s. but less than £2

£2 but less than £2 10s.

£2 10s. or more

All comparable tenancies

Sample base

Median net weekly rent

tended to be larger households with dependents; those in controlled accommodation were more likely to be older, small households, either pensioner households or with working adults, while those renting uncontrolled accommodation appeared most likely to be either pensioner households or younger households with dependents. Tenants in furnished accommodation in the country as a whole appeared to be individuals or small adult households; in Greater London, there is evidence to suggest that proportionately more of these households were small families. (2.3)

8. 64% of owner occupiers in new accommodation compared with 36% of all owner occupying households were small adult households or small families. 45% of such heads of households in new accommodation had incomes of £20 per week or more compared with 27% of all owner occupiers. (2.4)

9. Of all owner occupiers, 14% had paid or started paying for their present accommodation before 1945, 46% between 1945 and 1959 and 40% between 1960 and 1964. 42% of all owner occupiers owned their accommodation outright by the end of 1964. (2.4)

10. Of those purchasing their present accommodation before 1945, those in Greater London were more likely than those in the rest of the country to own their accommodation outright at the time of interview but of those buying since 1945, those living outside Greater London were more likely to own outright at the end of 1964. (2.4)

11. Outside Greater London, 48% of all households owned their accommodation in 1964 (as opposed to holding it under other forms of tenure) compared with 42% in 1960. The largest increase had been among households with heads in the younger (below 40 years) age groups. (2.4)

12. 46% of all owner occupiers said that they had obtained most of the money for purchasing their present accommodation from a building society while a considerable minority had had most of the money available (possibly from the sale of previously owned accommodation). In Greater London, the local authority and the insurance companies were, marginally, of more importance in financing house purchase than in the country as a whole. (2.4)

13. 79% of owner occupying households owned their accommodation freehold (85% in Greater London and 78% in the rest of the country). Among households in new accommodation in Greater London, the proportion owning freehold was 42%. (2.4)

14. Asked for preferences at the time of purchase, 85% of owner occupiers in Greater London and 87% in the rest of the country said that they had wanted to buy. (Proportions were 4%-5% lower for those whose accommodation was still mortgaged, but higher for those in new accommodation.) (2.4)

15. Comparing local authority tenants who moved into accommodation built since 1960 with all local authority tenants, proportionately more of those in recently built accommodation were older small households or small families and proportionately fewer were said to be in social classes IV and V. These conclusions do not apply to Greater London. (2.5)

16. 13% of privately renting tenants occupied their accommodation by virtue of their employment, 8% occupied their accommodation rent free while 9% occupied the same rateable unit as their landlord. (2.6)

17. 25% of privately renting tenants said that they paid a rent but were without a rent book. 15% of those with a weekly tenancy in Greater London and 18% of those in the rest of the country said that they were without a rent

book. Of those, a fifth in Greater London and one in seven outside felt that they should have a rent book. (2.6)

18. 88% of privately renting tenants said that they had no agreement or lease. (2.6)

19. Inside decorations were said to be the tenants responsibility by 76% of the tenants but in the majority of cases, the landlord was said to be responsible for outside decoration and outside and inside repairs. (2.6)

20. Between 1960 and 1964 there had been a 4% increase in occupied accommodation units outside Greater London. In owner occupied units, there had been a 14% increase—mainly brought about by additions to the stock in the form of new accommodation units. Accommodation units occupied by local authority tenants had increased by 11%—again, attributable, in the main, to new building. Accommodation units rented privately declined by 15%—a decline brought about mainly by demolitions and changes in the tenure of existing units. (2.7)

21. Outside Greater London, the decline in controlled accommodation between June 1960 and November 1964 was calculated as being approximately 799,000 accommodation units—an annual rate of decontrol of approximately 9½%. A third of this decline was attributable to changes in tenancy, 29% to changes to owner occupation, and a further quarter to demolitions. Compared with Greater London, demolitions were a more important cause of the decline while changes in tenancies were less frequent. (2.8)

22. The median net weekly rent for all types of tenancies, outside Greater London, was £1 4s. 0d. and the median values ranged from 14s. 7d. for controlled tenancies to £2 16s. 10d. for furnished accommodation. (2.9)

23. The median net rent increases with an increase in the number of bedrooms. For accommodation with the same number of bedrooms, the exclusive use of a bath also raised the net rent. (2.9)

24. A comparison of the median net weekly rents for 1960 and 1964 suggests that unfurnished uncontrolled rents outside Greater London had risen some 28%, while the rents of local authority accommodation had risen about 32%. (2.9)

3. Accommodation size and the living space of households

The discussion relating to the size of accommodation and the living space of households centres around the question: "To what extent do the sizes of existing private dwelling units coincide with the needs of households?" More specifically, is there enough four-bedroomed accommodation in existence to cater for the households who need this sized accommodation and if it does exist, is there a maldistribution of units? If the problem is one of maldistribution, can this be rectified and what might be the obstacles to effecting improved distribution—apart from a reluctance to move house?

Two measures enter the equation—(i) the sizes of available accommodation and (ii) the sizes of households in relation to (and their effect upon) the existing accommodation. Both of these will be considered in this section, together with the kind and variety of different sizes of accommodation and the type of households who do or do not have accommodation of sufficient size for their needs.

One further topic considered is the change since 1960 in the size of accommodation available; in particular, the sizes of accommodation demolished and newly built since 1960 are compared.

Looking first at the size of available accommodation, it should be pointed out that the unit we were considering—the accommodation unit—was not necessarily uniquely specified in terms of size in all cases. Particularly where the accommodation unit was in a multi-occupied rateable unit or where the rateable unit itself, was in the form of rooms, it would be possible to alter the size of the accommodation without any structural alteration and, given other circumstances, the distribution of accommodation units by size might be affected. However, outside Greater London, the incidence of multi-occupation was relatively infrequent and most rateable units appeared to be self-contained structures. Thus the variable nature of the size of the accommodation unit was not likely to raise a major problem. Thus, the basic unit of size that was examined was the number of habitable rooms within the accommodation unit available for the sole use of the informant's household. Rooms said to be structurally faulty or damp were excluded and so too were rooms described as sculleries, wash-houses, utility rooms and box-rooms. Kitchens were counted as habitable rooms where they were usually used for the consumption of at least one meal a day. In many ways this was an unsatisfactory definition since it may impute to those families too large to make provision for a separate dining room one extra room while those households with enough room to eat elsewhere than in the kitchen apparently had one fewer room. However, this definition was still in use for the 1961 Census and is continued here for purposes of comparison.* Shared rooms were not included in the definition of the number of habitable rooms available to a household. Thus, some households (i.e. those sharing one room with another person, each person catering for himself) apparently had the use of less than one room.

* For an assessment of the effect of including or excluding all kitchens within the definition of habitable rooms, see "The Housing Situation 1960", page 34. The most striking difference occurred among those households living in multi-occupied rateable units. Here, the exclusion of all kitchens resulted in an increase in the proportion of households living at a density of over 1½ persons per room from 12% to 21%; the inclusion of all kitchens reduced this proportion from 12% to 8%.

In some cases, it was considered more useful to discuss the size of accommodation in terms of the bedrooms available for the sole use of the household. To some extent this was a subjective measure, since another household occupying the same accommodation might re-allocate the rooms available to it. However, in terms of the needs of a household for a particular number of rooms, the number of bedrooms seemed a more reasonable measure than the total number of rooms.

These two quantities—the total number of habitable rooms and the total number of bedrooms—provided absolute measures of the sizes of accommodation available to the community. To judge how this accommodation was used, the absolute sizes were considered in relation to the sizes of the households living in them.

At any point of time, the size of a household might appear to be easily reckoned. In fact, a number of factors such as the presence of visitors, the absence of children at boarding school, the temporary absence of the head of the household while working and so on had to be taken into account, especially when the total size of the household was to be used to compute measures of over-crowding. The definition of who was or was not to be included as being a member of the household when estimating household size was that usually used by the Social Survey. Details are to be found in "A Handbook for Interviewers".

Combining the two quantities of accommodation size and household size, three measures of the relative density at which households lived were compiled:

- (i) Statutory overcrowding.
- (ii) The number of persons per room.
- (iii) The bedroom standard.

(i) *Statutory overcrowding*

The statutory overcrowding standard is laid down in sections 77-79 and in the sixth schedule of the Housing Act 1957. For a dwelling with a given number of habitable rooms, the permitted number of people it may house before it is considered to be overcrowded is:

<i>No. of Habitable Rooms</i>	<i>Permitted No. of Persons</i>
1	2
2	3
3	5
4	7½
5 or more	2 per room

For the purposes of estimating the number of persons, children under the age of one are ignored while those aged one but under ten count as a half.

(ii) *The number of persons per room*

The index was derived by dividing the number of persons in the household—each person being counted as one unit—by the number of habitable rooms available for the sole use of the household.

(iii) *The bedroom standard*

This standard was devised by the Social Survey* to deal with the concept of under-occupancy. A standard number of bedrooms was allocated to each household:

- (a) each married couple given one bedroom;
- (b) any other person aged 21 or over were each given a bedroom;
- (c) persons aged 10-20 years inclusive of the same sex were paired off and a bedroom given to each pair;
- (d) any person aged 10-20 years left over after this pairing was paired with a child under 10 of the same sex. If no pairing of the latter kind was possible, such a person was given a separate bedroom;
- (e) any remaining children under 10 years were paired and a bedroom was given to each pair. Any remaining child was given an additional bedroom.

This standard was then related to the actual number of bedrooms available for the sole use of the household and the deficiency or excess noted.

3.1. *Estimates of the availability of accommodation of various sizes*

Estimates of the availability of accommodation units of different sizes are given in Table 3.1.

TABLE 3.1.

*Estimated number of accommodation units with
this number of habitable rooms and bedrooms*

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Estimated number		Estimated number		Estimated number	
<i>No. of habitable rooms for the sole use of the household:</i>	(000s)	%	(000s)	%	(000s)	%
0	1	*	31	0.3	32	0.2
1	157	5.8	63	0.5	220	1.5
2	233	8.7	499	4.1	732	4.9
3	442	16.4	1,201	9.9	1,643	11.1
4	620	23.1	3,278	27.0	3,898	26.3
5	691	25.7	4,511	37.2	5,202	35.1
6	395	14.7	1,853	15.3	2,248	15.2
7 or more	150	5.6	703	5.8	853	5.8
<i>No. of bedrooms for the sole use of the household</i>						
0-1	662	24.6	906	7.5	1,568	10.5
2	752	28.0	3,887	32.0	4,639	31.3
3	1,084	40.3	6,337	52.2	7,421	50.0
4	146	5.4	769	6.3	915	6.2
5 or more	45	1.7	240	2.0	285	1.9
All occupied A.U.s	2,689	100.0	12,139	100.0	14,828	100.0

Of the 14,828,000 occupied accommodation units existing in 1964, some 5,200,000 (35%) consisted of five habitable rooms, a further 3,900,000 (26%) of four habitable rooms while only a small minority of units could be said to be

* "The Housing Situation in 1960."

small (1 or 2 rooms) or very large (7 or more rooms). Proportionately more of the small units were to be found in Greater London, but the very large units were as likely in the rest of the country as in Greater London.

In terms of the number of available bedrooms, the accommodation units distributed themselves in the same way: proportionately more of the units with one bedroom were to be found in Greater London. However, in both Greater London and in the country as a whole, the most frequent number of bedrooms found (the modal value) was three.

This becomes more obvious as the distinctive pattern of available accommodation when the number of bedrooms was considered in relation to the number of living rooms (Table 3.2).

TABLE 3.2.

The number of bedrooms and living rooms available to households

No. of bedrooms	GREATER LONDON							REST OF ENGLAND AND WALES						
	Number of living rooms							Number of living rooms						
	0	1	2	3	4 or more	Total		0	1	2	3	4 or more	Total	
	%	%	%	%	%	%		%	%	%	%	%	%	%
0	—	—	—	—	—	—		0.2	*	*	—	—	0.3	
1	5.4	7.7	9.0	1.4	*	23.8		0.5	3.6	2.4	0.4	—	6.9	
2	0.6	7.5	17.7	2.3	0.3	28.4		0.2	7.4	25.1	3.2	0.1	31.9	
3	0.1	4.0	23.2	12.8	0.6	40.7		*	3.3	34.1	12.8	0.4	52.7	
4	—	0.4	1.7	3.0	0.3	5.6		—	0.3	1.4	2.8	0.5	6.4	
5 or more	*	0.1	0.3	0.5	0.7	1.6		—	*	0.2	0.8	0.6	1.7	
Total Sample	6.1	19.7	51.9	20.0	2.1	100.0		1.0	16.8	60.2	20.0	1.9	100.0	
Sample base						2,872							2,802	

The most frequent combination of living and bedrooms was two of the former and three of the latter. This preponderance existed in Greater London as well as in the rest of the country. However, outside Greater London, two bedrooms and two living rooms were relatively more common than in the Greater London conurbation where one bedroom accommodation in conjunction with various numbers of living rooms was more prevalent.

3.2. Accommodation of various sizes in relation to their structure

In this section, we consider the question of what kinds of accommodation were found in units of different size. What were the characteristics of smaller and larger units and were they interchangeable in terms of age, structure, fitness and so on, or were differences in size of accommodation associated with particular features of the structure?

First of all, from Table 3.3, it becomes obvious that in Greater London, compared with the rest of the country, proportionately more and absolutely more of the accommodation units consisting of two or fewer rooms occupied parts of a rateable unit and were unlikely to be self-contained units. Proportionately more of the three-roomed units also occupied parts of rateable units, but in terms of numbers, there were actually more of these units as whole rateable units (56% of the three-roomed units occupied the whole of a rateable unit, 44% occupied part). Outside Greater London, the incidence of more than one household occupying a rateable unit was so low that, although small units were more likely than other sized units to occupy only part of a rateable unit, in terms of quantity, more of these units were whole rateable units.

TABLE 3.3.

Accommodation units occupying the whole or part of a rateable unit according to the number of habitable rooms available for the sole use of the occupant

GREATER LONDON							
	Number of habitable rooms						
	0-2	3	4	5	6	7 or more	All sizes
Sample base	398	479	660	746	427	162	2,872
Estimated number (000s)	391	442	620	691	395	150	2,689
	%	%	%	%	%	%	%
A.U. occupied the whole of rateable unit	29	36	83	92	95	94	76
A.U. occupied part of a rateable unit	71	44	17	8	5	6	24
REST OF ENGLAND AND WALES							
Sample base:	132	275	750	1,052	433	160	2,802
Estimated number (000s)	593	1,201	3,278	4,511	1,853	703	12,139
	%	%	%	%	%	%	%
A.U. occupied the whole of rateable unit	58	91	97	99	98	96	96
A.U. occupied part of a rateable unit	42	9	3	1	2	4	4
ALL ENGLAND AND WALES							
Estimated number (000s)	984	1,643	3,898	5,202	2,248	853	14,828
	%	%	%	%	%	%	%
A.U. occupied the whole of rateable unit	47	83	95	98	98	95	92
A.U. occupied part of a rateable unit	53	18	5	2	2	5	8

Structurally, where they were not parts of rateable units, smaller accommodation units (up to three habitable rooms) were most likely to be flats in blocks in Greater London but terraced houses in the rest of the country. In Greater London, proportionately more of the three-roomed units were in the form of conversion. Again, four-roomed units were most likely to be flats in blocks in Greater London (34% of these units were in this form while 21% were in the form of terraced houses) but terraced houses in the rest of the country (41% of four-roomed units were terraced houses; 31% were semi-detached houses). Larger units tended to be terraced or semi-detached houses in Greater London, semi-detached houses outside. Proportionately more of the largest units (7 or more rooms) were detached houses outside the conurbation, semi-detached or detached houses within.

In terms of fitness and age, (Tables 3.5 and 3.6) proportionately more of the smaller units (up to 3 rooms) were said to be unfit or to have a shorter life than the larger units. This applied to units both within Greater London and in the rest of the country. In Greater London, between 40% and 44% of the smaller units were said to be unfit or to have a life of less than 30 years compared with 30% for units of all sizes. Similar proportions applied to units in the rest of the country.

TABLE 3.4.

The structural type of accommodation units according to the number of habitable rooms available for the sole use of the occupants

GREATER LONDON							
	Number of habitable rooms						All sizes
	0-2	3	4	5	6	7 or more	
Sample base	398	479	660	746	427	162	2,872
Estimated number (000s)	391	442	620	691	395	150	2,689
<i>Structural type</i>	%	%	%	%	%	%	%
Whole house—detached	7	2	4	5	10	31	6
—semi-detached	3	3	13	36	42	36	22
—terraced	2	4	21	37	37	21	22
Flat in block	17	27	34	10	3	2	18
Flat in conversion	4	17	5	2	1	1	5
Rooms	1	1	1	—	—	—	1
Dwelling with/over business	1	2	4	2	1	2	2
A.U. is part of a rateable unit	71	44	17	8	5	6	24
REST OF ENGLAND AND WALES							
Sample base	132	275	750	1,052	433	160	2,802
Estimated number (000s)	593	1,201	3,278	4,511	1,853	703	12,139
<i>Structural type</i>	%	%	%	%	%	%	%
Whole house—detached	7	6	15	15	18	61	17
—semi-detached	8	21	31	50	44	16	37
—terraced	20	33	41	31	34	18	33
Flat in block	17	18	6	2	*	—	5
Flat in conversion	5	6	1	*	*	—	2
Rooms	1	*	—	—	—	—	*
Dwelling with/over business	1	7	3	1	1	1	2
A.U. is part of a rateable unit	42	9	3	1	2	4	4
ALL ENGLAND AND WALES							
Estimated number (000s)	984	1,643	3,898	5,202	2,248	853	14,828
<i>Structural type</i>	%	%	%	%	%	%	%
Whole house—detached	4	5	14	14	17	56	15
—semi-detached	6	16	28	48	44	19	35
—terraced	13	26	38	32	35	19	31
Flat in block	17	20	10	3	1	*	7
Flat in conversion	4	9	2	1	1	*	2
Rooms	1	*	*	—	—	—	*
Dwelling with/over business	1	6	3	1	1	1	2
A.U. is part of a rateable unit	53	18	5	2	2	5	8

This situation is again reflected in the age of the accommodation; proportionately more of the smaller units were in dwellings built before 1919. However, in both Greater London and the rest of the country almost a third of the three-roomed accommodation was built between 1919 and 1960 (29% in Greater London and 32% in the rest of England and Wales) while a further 16% of such accommodation outside the London conurbation was built after 1960.

Although most of the four-roomed accommodation in Greater London was built before 1919, proportionately more of this sized accommodation was built since 1945, compared with units of other sizes. This was not so in the rest of the country where proportionately more of the five-roomed accommodation was built since 1945. In Greater London, 35% of the largest accommodation was

TABLE 3.5.

The fitness and length of life of accommodation units according to the number of habitable rooms available for the sole use of the occupants

GREATER LONDON							
	Number of habitable rooms						All sizes
	0-2	3	4	5	6	7 or more	
Sample base	398	479	660	746	427	162	2,872
Estimated number (000s)	391	442	620	691	395	150	2,689
Unfit	$\frac{1}{4}$	$\frac{1}{3}$	$\frac{1}{2}$	$\frac{1}{1}$	$\frac{1}{2}$	$\frac{1}{1}$	$\frac{1}{2}$
Fit and with a life less than 15 years	13	13	10	6	7	6	9
Fit and with a life 15 years up to 30 years	23	28	18	17	15	14	19
Fit and with a life of more than 30 years	58	56	70	76	76	79	69
No information	3	*	1	*	—	—	1
REST OF ENGLAND AND WALES							
Sample base	132	275	750	1,052	433	160	2,802
Estimated number (000s)	593	1,201	3,278	4,511	1,853	703	12,139
Unfit	$\frac{1}{12}$	$\frac{1}{9}$	$\frac{1}{5}$	$\frac{1}{2}$	$\frac{1}{1}$	$\frac{1}{1}$	$\frac{1}{4}$
Fit and with a life less than 15 years	17	20	11	4	5	3	8
Fit and with a life 15 years up to 30 years	11	17	19	17	16	15	17
Fit and with a life of more than 30 years	61	53	64	77	78	81	71
No information	—	1	*	—	—	1	*
ALL ENGLAND AND WALES							
Estimated number (000s)	984	1,643	3,898	5,202	2,248	853	14,828
Unfit	$\frac{1}{9}$	$\frac{1}{7}$	$\frac{1}{5}$	$\frac{1}{2}$	$\frac{1}{1}$	$\frac{1}{1}$	$\frac{1}{4}$
Fit and with a life less than 15 years	15	18	10	4	5	3	8
Fit and with a life 15 years up to 30 years	15	20	19	17	16	15	17
Fit and with a life of more than 30 years	60	54	65	77	78	80	71
No information	1	1	*	*	—	1	*

built between 1919 and 1944. Most of the remaining large units were built before this time. In the rest of the country, approximately a quarter of the large units were built between 1919 and 1944, but 58% was built before this date. Thus, proportionately more of both the smaller and the larger units tended to be older than those medium-sized but the largest units were not necessarily unfit nor reckoned to have a comparatively short life.

The amenities available to accommodation units of different sizes are illustrated in Table 3.7. In both Greater London and the rest of the country, proportionately fewer households living in smaller accommodation were likely to have the use of the five standard amenities* and there would appear to be a

* As defined in chapter 6.

TABLE 3.6.

Age of accommodation units according to the number of habitable rooms available for the sole use of the occupants

GREATER LONDON							
	Number of habitable rooms						All sizes
	0-2	3	4	5	6	7 or more	
Sample base	398	479	660	746	427	162	2,872
Estimated number (000s)	391	442	620	691	395	150	2,689
<i>Year built</i>	%	%	%	%	%	%	%
Before 1919	77	66	40	30	56	54	46
1919-1944	12	20	33	47	49	35	34
1945-1960	8	9	21	17	12	9	14
After 1960	4	5	6	5	2	2	4
No information	*	1	*	1	*	—	1
REST OF ENGLAND AND WALES							
Sample base	132	275	750	1,052	433	160	2,802
Estimated number (000s)	593	1,201	3,278	4,511	1,853	703	12,139
<i>Year built</i>	%	%	%	%	%	%	%
Before 1919	54	49	43	28	40	58	39
1919-1944	19	15	25	34	30	24	28
1945-1960	15	17	25	27	22	11	23
After 1960	12	16	6	10	9	4	9
No information	—	2	1	1	*	3	1
ALL ENGLAND AND WALES							
Estimated number (000s)	984	1,643	3,898	5,202	2,248	853	14,828
<i>Year built</i>	%	%	%	%	%	%	%
Before 1919	62	53	42	28	40	56	39
1919-1944	17	16	26	35	33	26	29
1945-1960	12	15	24	26	20	11	22
After 1960	9	13	6	10	8	4	9
No information	*	2	1	1	*	3	1

fairly close relationship between the increase in size and the likelihood of achieving the standard. While 21 % of the households living in small (fewer than three rooms) accommodation in the country as a whole had the sole use of the five standard amenities, 73 % of those living in seven-roomed or larger accommodation found themselves with these amenities.

Finally, we need to consider the tenure under which different sized accommodation was held since the accommodation changes undertaken by a household does take place within one type of tenure, to a large extent, and when comparing needs, in relation to household size, with available accommodation, the analysis will be more realistic if carried out within each tenure type. Details of the tenure of accommodation units of different sizes are given in Table 3.8.

In Greater London, 40 % of the smaller units (fewer than three rooms) were rented furnished while a further quarter were rented with an uncontrolled tenancy. However, in the rest of the country, 35 % of the smaller units were rented from a local authority, 27 % were rented with an uncontrolled tenancy while only 20 % were rented furnished. Again, in Greater London, proportionately more of the three-roomed accommodation was rented privately (although 22 % was rented from a local authority) while in the rest of the country, 35 %

TABLE 3.7.
The amenities available to the households living in accommodation units
with varying numbers of habitable rooms for the sole use of the occupants

GREATER LONDON							
	Number of habitable rooms						All sizes
	0-2	3	4	5	6	7 or more	
Sample base	398	479	660	746	427	162	2,872
Estimated number (000s)	391	442	620	691	395	130	2,689
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%
Household has sole use of:							
(a) 5 standard amenities	9	22	47	58	61	68	44
(b) standard amenities apart from ventilated larder	7	9	12	18	18	18	14
(c) reduced standard amenities	82	67	40	24	19	13	41
(d) reduced standard apart from ventilated larder							
Household is without sole use of hot water to sink and W.C. in or attached to building							
Unclassifiable	2	2	1	*	2	1	1
REST OF ENGLAND AND WALES							
Sample base	132	275	750	1,052	433	160	2,802
Estimated number (000s)	593	1,201	3,278	4,511	1,853	703	12,139
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%
Household has sole use of:							
(a) 5 standard amenities	28	43	52	69	65	74	59
(b) standard amenities apart from ventilated larder	3	8	12	9	17	16	11
(c) reduced standard amenities	4	5	4	5	3	1	4
(d) reduced standard apart from ventilated larder	4	3	3	2	2	1	2
Household is without sole use of hot water to sink and W.C. in or attached to building	60	41	29	16	13	8	23
Unclassifiable	2	—	*	*	—	1	*
ALL ENGLAND AND WALES							
Estimated number (000s)	984	1,643	3,898	5,202	2,248	853	14,828
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%
Household has sole use of:							
(a) 5 standard amenities	21	37	51	67	64	73	57
(b) standard amenities apart from ventilated larder	4	8	12	10	18	16	12
(c) reduced standard amenities	73	54	36	22	19	10	31
(d) reduced standard apart from ventilated larder							
Household is without sole use of hot water to sink and W.C. in or attached to building							
Unclassifiable	2	1	*	*	*	1	*

TABLE 3.8.

The tenure of accommodation units according to the number of habitable rooms available for the sole use of the occupants

	GREATER LONDON						
	Number of habitable rooms						All sizes
	0-2	3	4	5	6	7 or more	
Sample base	398	479	660	746	427	162	2,872
Estimated number (000s)	391	442	620	691	395	150	2,689
<i>Tenure of accommodation unit</i>	%	%	%	%	%	%	%
Owner occupied	6	19	29	54	73	84	40
Local authority rented	12	22	34	22	8	3	20
Privately rented unfurnished:							
Controlled	14	25	18	12	9	2	15
Not controlled	25	28	17	8	7	9	16
Privately rented furnished	40	5	2	1	1	1	7
Other forms of tenure	2	1	1	3	2	1	2
REST OF ENGLAND AND WALES							
Sample base	132	275	750	1,052	433	160	2,802
Estimated number (000s)	593	1,201	3,278	4,511	1,853	703	12,139
<i>Tenure of accommodation unit</i>	%	%	%	%	%	%	%
Owner occupied	8	27	41	49	70	76	47
Local authority rented	35	35	30	33	15	3	28
Privately rented unfurnished:							
Controlled	8	16	13	11	7	8	11
Not controlled	27	17	11	4	5	6	9
Privately rented furnished	20	3	1	1	—	1	2
Other forms of tenure	3	2	3	3	3	7	3
ALL ENGLAND AND WALES							
Estimated number (000s)	984	1,643	3,898	5,202	2,248	853	14,828
<i>Tenure of accommodation unit</i>							
Owner occupied	7	25	39	49	71	78	46
Local authority rented	26	32	31	31	14	3	27
Privately rented unfurnished:							
Controlled	10	18	14	12	7	7	12
Not controlled	26	20	12	5	5	6	10
Privately rented furnished	27	4	1	1	*	1	3
Other forms of tenure	3	2	3	3	3	6	3

of this size accommodation was rented from the local authority. In the country as a whole, proportionately more of the units of four rooms or larger were either owner occupied or rented from a local authority—the proportion of owner occupied units tending to increase with an increase in the size of the accommodation. Thus 84% of the seven-roomed or larger units in Greater London were owner occupied as were 78% of similar units in the rest of the country.

Summarising this information on the characteristics of different sized units, we have found that the smaller units were least likely to be self-contained and where they were complete rateable units, they tended to take the form of flats (in Greater London) or terraced houses (in the rest of the country). Smaller units, particularly in Greater London, were more likely than larger units to be unfit or reckoned to have a short life and the households living within them were

least likely to have the use of the five standard amenities. In Greater London, units of fewer than three rooms were most likely to be rented furnished; in the rest of the country they were most likely to be rented from a local authority, with a substantial minority renting either furnished or unfurnished with an uncontrolled tenancy. With increasing size, owner occupation became the most frequently method of tenure.

3.3. Households and the size of their accommodation

Having examined the characteristics of different sized accommodation, we need to look at how the accommodation was used in relation to the number of people living within each unit and the resulting overcrowding or under-occupancy of the accommodation. In this section, the estimates of households living at the various densities are discussed in terms of statutory overcrowding, numbers of persons per room and the bedroom standard. In the following section, distinguishing features of the households living at the different densities are examined.

Table 3.9 gives the estimates of households living at the various densities of occupation.

TABLE 3.9.

Estimated numbers of households living at a density of this number of persons per room and at this bedroom standard

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Estimated number		Estimated number		Estimated number	
<i>Number of persons per room</i>	(000s)	%	(000s)	%	(000s)	%
Over 2	30	1.1	31	0.3	61	0.4
Over 1½ up to 2	89	3.3	165	1.4	254	1.7
Over 1 up to 1½	151	5.6	554	4.6	705	4.8
No. of persons = no. of rooms	511	19.0	1,688	13.9	2,199	14.8
0.66 up to 0.99	793	29.5	3,263	26.9	4,056	27.4
0.50 up to 0.65	564	21.0	3,168	26.1	3,732	25.2
Less than 0.50	545	20.3	3,239	26.7	3,784	25.5
Unclassifiable	6	*	31	0.3	37	0.2
<i>Bedroom Standard</i>						
2 or more below standard	46	1.7	141	1.2	187	1.3
1 below standard	285	10.6	919	7.6	1,204	8.1
Equal to standard	1,267	47.1	4,338	35.7	5,605	37.8
1 more than standard	757	28.2	4,531	37.3	5,288	35.7
2 or more in excess of standard	327	12.2	2,206	18.2	2,533	17.1
Unclassifiable	7	0.3	4	0.0	11	0.1
<i>Statutory Overcrowding</i>						
A.U.'s overcrowded	26	1.0	51	0.4	77	0.5
A.U.'s not overcrowded	2,653	98.7	12,072	99.4	14,725	99.3
Unclassifiable	10	0.4	16	0.1	26	0.2
All households	2,689	100.0	12,139	100.0	14,828	100.0

The incidence of statutory overcrowding in England and Wales was infrequent. Altogether, about 76,000 households (less than 1% of all households) were found to be overcrowded according to this statutory condition; the occurrence being more frequent in Greater London than in the country as a whole. In terms of persons per room, approximately 2% of all households were found to

be living at a density of more than $1\frac{1}{2}$ persons per room*—again, the proportion was higher for Greater London. However, the majority of households were living at a density of less than one person per room.

Approximately 10,900,000 (74%) of the 14,828,000 households had a number of bedrooms equal to or one more than their current needs. About 2,500,000 households had two or more bedrooms in excess of their requirements while approximately 1,400,000 households (9%) were living in accommodation which did not afford them the number of bedrooms sufficient for their needs. In general terms, there was less likelihood of excess bedrooms in Greater London than in the country as a whole.

These figures of households living at various levels of the bedroom standard takes no account of the likelihood of households expanding or contracting in the future. This, of course, would need to be considered if the concept of "need" is to be realistic. However, the detail required for such an analysis was too intricate for the scope of the general nature of this survey. Some idea of the effects of changing family size can be obtained by analysing data of the bedroom standard by the type of household. Details are included in the following section. Here, it may be sufficient to point out that of the three household groups who were most likely to have two or more bedrooms in excess of their current needs, one was the older, small household which was unlikely to expand in the future and the others were individuals under 60 years of age and small adult households (two adults aged 16–59 years) both of which might or might not increase in size in the future.

3.4. *The types of household in relation to living space*

Having noted the overall distribution of households in terms of their living space, a more detailed analysis provides information on the types of household likely to occupy more accommodation than they apparently needed (but not necessarily more than they desired) and those likely to be living in relatively overcrowded conditions. Table 3.16 suggests that, not unexpectedly, large families were the group most likely to be living at a density of over $1\frac{1}{2}$ persons per room and that this was particularly noticeable among such households occupying parts of rateable units in Greater London. (In absolute terms, about 25,000 of the 2,689,000 households in Greater London were large families living in multi-occupied accommodation at this density.) Small families living in parts of rateable units were also more likely to be living at the higher density.

Those living at a density of less than 0.5 persons per room tended to be individuals under 60 years of age and older, small families.

In the same way, it was the large families which were most likely to be deficient in bedrooms (Table 3.16), while proportionately more of the individuals under 60 years of age, the small adult families and the older, small households had bedrooms in excess of their current needs. However, among all household groups, the likelihood of having excess bedrooms was much reduced if the accommodation occupied only part of a rateable unit (in Greater London) rather than the whole rateable unit.

As well as varying by household type, density of occupation was related to the social class of the heads of the households (Table 3.17). As was to be expected, those in social classes I and II were most likely to be living at a lower density and to have bedrooms in excess of their current needs, while the converse applied to those in social classes IV and V. However, proportionately more of the house-

* In 1961, according to the Census 1961, 2.8% of households were said to be living at a density of over $1\frac{1}{2}$ persons per room.

holds where the head was classified as being of the "housewife" group were living at a density of less than 0.5 persons per room and had two or more bedrooms in excess of their needs. These were mainly the households where widows were the heads.

Extract from TABLE 3.16.

The number of persons per room and the bedroom standard according to household size

GREATER LONDON							
Accommodation units occupying the whole of a rateable unit							
Household Type							
	Individuals under 60	Small adult families	Small families	Large families	Large adult families	Older small families	All types
Sample base	63	295	431	250	645	479	2,173*
Estimated number (000s)	59	267	395	231	591	450	2,003
Persons per room:	%	%	%	%	%	%	%
over 1½	2	2	2	80	*	—	—
less than ½	76	59	3	*	4	60	23
Bedroom standard:							
below standard	—	1	10	34	11	1	10
bedrooms in excess of standard	60	66	47	13	37	68	48
GREATER LONDON							
Accommodation units occupying part of a rateable unit							
Sample base	110	152	144	53	46	174	699†
Estimated number (000s)	113	153	138	52	55	168	686
Persons per room:	%	%	%	%	%	%	%
over 1½	—	17	18	49	3	3	12
less than ½	23	6	—	—	3	26	12
Bedroom standard:							
below standard	—	11	50	54	30	3	30
bedrooms in excess of standard	34	17	18	6	18	20	16
REST OF ENGLAND AND WALES							
Accommodation units occupying the whole or part of a rateable unit							
Sample base	89	341	600	340	645	766	2,802‡
Estimated number (000s)	339	1,440	2,572	1,480	2,831	3,341	12,139
Persons per room:	%	%	%	%	%	%	%
over 1½	—	1	1	10	*	*	1
less than ½	74	47	4	—	4	62	27
Bedroom standard:							
below standard	8	*	7	53	11	1	9
bedrooms in excess of standard	74	84	51	10	43	76	55

* Includes 10 households which were unsatisfiable by household type.

† Includes 5 households which were unsatisfiable by household type.

‡ Includes 12 households which were unsatisfiable by household type.

Thus, households living at high densities or with a deficiency of bedrooms tended to be large families (but not large *adult* families), particularly those living in parts of rateable units (where there is evidence to suggest that small families were also relatively over-crowded) and those in social classes III (manual) and IV and V.

Density of occupation also varied with the tenure under which households held their occupancy (Table 3.18). Less than 1% of owner occupiers in England and Wales (apart from those occupying only part of their rateable unit) were living at a density of more than 1½ persons per room, compared with 3% of local authority tenants, 4% of tenants in uncontrolled accommodation and 19% of tenants in furnished accommodation. As with owner occupiers, proportion-

Extract from TABLE 3.17.

The number of persons per room and the bedroom standard according to the social class of the head of the household

GREATER LONDON						
Accommodation units occupying the whole of a rateable unit						
R.G.'s Social Class						All groups
	I and II	III non-manual	III manual	IV and V	Housewife etc.	
Sample base	515	215	668	477	168	2,173*
Estimated number (000s)	482	294	612	432	153	2,003
	%	%	%	%	%	%
Persons per room:						
over 1½	1	1	3	3	1	1
less than 1½	27	23	15	17	57	23
Bedroom standard:						
below standard	5	7	12	6	6	10
bedrooms in excess of standard	61	51	44	35	56	48
GREATER LONDON						
Accommodation units occupying part of a rateable unit						
Sample base	84	118	217	194	73	699†
Estimated number (000s)	81	118	214	186	75	686
	%	%	%	%	%	%
Persons per room:						
over 1½	4	5	16	18	6	12
less than 1½	14	14	8	7	27	12
Bedroom standard:						
below standard	16	14	24	26	11	20
bedrooms in excess of standard	22	25	17	11	13	16
REST OF ENGLAND AND WALES						
Accommodation units occupying the whole or part of a rateable unit						
Sample base	512	284	960	733	283	2,802‡
Estimated number (000s)	2,250	1,221	4,177	3,160	1,205	12,139
	%	%	%	%	%	%
Persons per room:						
over 1½	2	—	2	2	1	1
less than 1½	30	29	18	23	59	27
Bedroom standard:						
below standard	3	4	9	14	7	9
bedrooms in excess of standard	71	63	49	49	62	55

* Includes 30 units which were unclassifiable by social class.

† Includes 13 units which were unclassifiable by social class.

‡ Includes 30 units which were unclassifiable by social class.

ately fewer of the tenants in controlled accommodation were living at the higher densities. On both measures of density—persons per room and the bedroom standard—tenants in furnished accommodation were the group most likely to be overcrowded while in terms of the bedroom standard, there is evidence to suggest that proportionately more of the tenants in uncontrolled accommodation (particularly in Greater London) were below the standard.

Having considered the objective factors relating to density, one further influence on the possibility of changing accommodation to bring needs into line with available accommodation was the opinion of informants on the suitability of the accommodation in relation to density of occupation. This is presented in Table 3.10.

Extract from Table 3.18.

The number of persons per room and the bedroom standard according to the household's tenure

GREATER LONDON						
Accommodation units occupying the whole of a rateable unit						
	Owner occupier	Local authority tenant	Primarily rented		All house- holds	
			Unfurnished	Furnished		
			Con- trolled	Not con- trolled		
Sample base	1,017	568	296	240	39	2,173*
Estimated number (000s)	942	506	269	224	39	2,003
Persons per room:	%	%	%	%	%	%
over 1½	*	2	3	4	(26)	1
less than ½	30	10	33	14	(8)	23
Bedroom standard:						
below standard	4	13	11	20	(64)	10
bedrooms in excess of standard	65	27	47	25	(25)	48
GREATER LONDON						
Accommodation units occupying part of a rateable unit						
Sample base	139	18	131	207	167	662*
Estimated number (000s)	146	16	129	206	162	636
Persons per room:	%	%	%	%	%	%
over 1½	4		7	10	29	12
less than ½	21		21	11	1	12
Bedroom standard:						
below standard	12		17	25	27	20
bedrooms in excess of standard	32		18	15	1	16
REST OF ENGLAND AND WALES						
Accommodation units occupying the whole or part of a rateable unit						
Sample base	1,332	783	302	249	51	2,802*
Estimated number (000s)	5,799	3,235	1,366	1,119	233	12,139
Persons per room:	%	%	%	%	%	%
over 1½	1	3	*	3	12	1
less than ½	34	16	37	22	8	27
Bedroom standard:						
below standard	4	12	8	15	33	9
bedrooms in excess of standard	61	38	60	44	22	55

* Includes 13 units in Greater London occupying the whole of a rateable unit, 37 occupying part and 85 in the rest of England and Wales classified as "other types of tenure" (mainly rent free).

Looked at simply, there appears to be a close relationship between density of occupation and the housewife's opinions about the suitability of the accommodation. Proportionately more of those households living at the greatest density were of the opinion that the accommodation was "not at all" suitable, while significantly more of those living at a density of less than one person per room were well satisfied with their accommodation. It would seem that an excess of rooms is not seen by the occupants as making the accommodation any less suitable.

Among older, small households underoccupancy did exist (74% of these households in England and Wales had bedrooms in excess of their current needs)

TABLE 3.10.

Opinions about the suitability of the accommodation according to the density of occupation (persons per room)

GREATER LONDON							
A.U.s occupying the whole of a rateable unit							
Number of persons per room							
	Over 1.5	Over 1 up to 1.5	1	0.66 up to 0.99	0.50 up to 0.65	Less than 0.50	AE A.U.s
Sample base	39	104	348	694	488	493	2,173*
Estimated number (000s)	35	93	317	638	453	463	2,603
Accommodation suits informant:	%	%	%	%	%	%	%
very well	21	32	42	65	70	76	62
fairly well	26	46	45	33	26	21	31
not at all	44	22	12	4	4	2	7
No answer	9	—	1	—	—	1	*
GREATER LONDON							
A.U.s occupying part of a rateable unit							
Sample base	86	61	192	165	109	83	699*
Estimated number (000s)	84	58	194	155	111	82	696
Accommodation suits informant:	%	%	%	%	%	%	%
very well	15	13	44	44	51	65	41
fairly well	45	54	40	46	42	24	42
not at all	37	31	12	9	2	4	14
No answer	3	2	4	1	5	7	3
REST OF ENGLAND AND WALES							
A.U.s occupying the whole or part of a rateable unit							
Sample base	47	127	386	758	729	749	2,802*
Estimated number (000s)	196	554	1,685	3,363	3,168	3,329	12,139
Accommodation suits informant:	%	%	%	%	%	%	%
very well	34	36	48	63	73	78	66
fairly well	43	43	42	32	24	18	28
not at all	23	20	10	5	3	4	5
No answer	—	1	*	*	*	*	*
ALL ENGLAND AND WALES							
A.U.s occupying the whole or part of a rateable unit							
Estimated number (000s)	315	705	2,199	4,056	3,732	3,784	14,828
Accommodation suits informant:	%	%	%	%	%	%	%
very well	28	34	47	63	72	77	66
fairly well	41	44	42	32	25	19	29
not at all	29	21	10	5	3	3	6
No answer	2	1	1	*	*	1	1

* Excludes 8 units in Greater London and 6 in the rest of England and Wales which could not be classified in terms of persons per room.

and it was these households that might find the upkeep of a relatively large dwelling a problem. Analysing the data as in Table 3.11, to ascertain the opinions of the older, small household in relation to their density of occupation, we find that, although there was a marginal increase in those saying that their accommodation was "not at all" suitable, the difference between this group and households in general was very small. It cannot be said that there is a substantial group of older, small households living at a relatively low density who found their accommodation unsuitable. It should be noted, however, at no point during the interview was the informant asked specifically her opinions about her household's overcrowding or underoccupancy of the dwelling.

TABLE 3.11.

Proportion of informants who find their accommodation "not at all suitable" according to their density of occupation and household type

GREATER LONDON							
Household Type							
	Individuals under 60 yrs.	Small adult households	Small families	Large families	Large adult families	Older small households	All households
	%	%	%	%	%	%	%
No. of persons per room							
Over 2							
Over 1.5 up to 2	6	15	33	17	14	16	19
Over 1 up to 1.5	(66)	(82)	(214)	(208)	(382)	(76)	(531)
No. of persons = no. of rooms							
0.66-0.99	—	8	4	6	3	6	5
		(128)	(232)	(88)	(319)	(59)	(839)
0.50-0.65	3	6	1	0	2	5	3
	(31)	(113)	(115)	(6)	(175)	(154)	(597)
Less than 0.50	0	1	0	0	0	4	3
	(57)	(124)	(13)	(1)	(30)	(334)	(575)
Unclassifiable	—	—	—	—	—	—	(30)
All densities	3	7	14	14	13	6	8
	(170)	(447)	(575)	(303)	(708)	(653)	(2,872)
REST OF ENGLAND AND WALES							
	%	%	%	%	%	%	%
No. of persons per room							
Over 2							
Over 1.5 up to 2	0	17	24	10	11	6	13
Over 1 up to 1.5	(3)	(12)	(132)	(231)	(131)	(31)	(560)
No. of persons = no. of rooms							
0.66-0.99	—	7	4	3	3	17	5
		(46)	(279)	(88)	(267)	(272)	(738)
0.50-0.65	14	2	1	—	2	5	3
	(14)	(123)	(169)	(10)	(220)	(192)	(729)
Less than 0.50	2	3	4	—	0	4	2
	(64)	(160)	(240)	—	(27)	(471)	(746)
Unclassifiable	0	—	—	—	—	—	0
	(6)	—	—	—	—	—	(6)
All densities	4	4	7	8	4	5	5
	(33)	(341)	(600)	(340)	(645)	(788)	(2,802)

N.B. Figures in brackets are sample bases.

3.5. *The availability of accommodation of different size in relation to needs—Greater London only*

In section 3.1 (Table 3.1), the availability of accommodation with different numbers of bedrooms was presented. To assess how far this overall distribution corresponded with current needs, the number of bedrooms used by the household was related to the bedroom standard. From this could be derived the number of bedrooms required by the household at the time of the interview by adding to the number of available bedrooms the number in which the household was deficient or subtracting the excess. The analysis was confined to Greater London since the sample outside this area was not sufficiently large to permit a useful geographical breakdown and in relating availability to needs, the possibility of different sized housing accommodation being specific to particular areas (for example, the differences likely to exist between urban and rural areas) would severely limit any conclusions that might be drawn from the analysis. Within Greater London, however, a consideration of the relationship between availability and needs in terms of accommodation size would seem to have some point since the possibility of changing accommodation (other factors permitting) is within the scope of practicability.

Table 3.12 presents for Greater London this comparison of availability and needs in terms of numbers of bedrooms.

TABLE 3.12.
*Current needs in terms of numbers of bedrooms related
to the availability of comparable accommodation*

	GREATER LONDON	
	Availability of accommodation with given number of bedrooms	Need for accommodation of this size assuming minimum requirements
<i>No. of bedrooms for sole use of household</i>	%	%
0		
1	24	37
2	29	37
3	41	20
4	5	5
5 or more	2	1
Unclassifiable	—	*
Sample base = 100%	2,872	2,872

Thus, in Greater London, the availability of accommodation of different sizes was, in total, sufficient to cover the current needs of all households to the extent of providing each with a sufficient number of bedrooms for its minimum requirements. Although the provision of one- and two-bedroom accommodation was less than that required, the amount of three-bedroomed accommodation was more than was needed on the assumptions of minimum requirements that have been made. Even if it is assumed that half the occupants who have need of only one- or two-bedroomed accommodation at the moment should have one bedroom in excess of their requirements, there exists enough accommodation of the required size in Greater London.

Leaving aside hindrances to the interchangeability of accommodation due to differences in the standards of accommodation of different sizes (section 3.2), one limitation on the movement of households between accommodation of different sizes is likely to be the tenure of the accommodation since the largest group of each type of tenure holder (owner occupiers, local authority tenants and tenants renting privately) tended not to move between groups, and within each type of tenure there was not a similar distribution of accommodation size. In Table 3.13, therefore, availability and needs based on the minimum requirements are compared for each type of tenure.

Assuming that the tenure sectors do, in the main, function separately,* they will be considered separately. Within the owner occupied sector, there exists enough accommodation of a size sufficient to take account of the bedroom requirements of households of different sizes. If there is any deficiency, it is in the amount of one- and two-bedroomed accommodation if households were to desire it.

In the local authority sector, there does not appear to be sufficient accommodation to cater for the requirements of households needing four- or five-bedroomed accommodation. Similarly, there may be a deficiency of one-bedroomed accommodation although the total of one- and two-bedroomed accommodation available (56% of all local authority accommodation units) is of a comparable order with the need for either one- or two-bedroomed accommodation in this sector (65%).

* The only substantial movement between sectors is from private renting to owner occupation or to renting from a local authority. Chapter 5.

TABLE 3.13.

Current needs in terms of bedroom size related to the availability of comparable accommodation according to the main tenure types

	GREATER LONDON					
	Owner occupied accommodation		Local authority accommodation		Privately rented accommodation	
	Availability of accommodation of this size	Need for accommodation of this size	Availability of accommodation of this size	Need for accommodation of this size	Availability of accommodation of this size	Need for accommodation of this size
No. of bedrooms	%	%	%	%	%	%
1	8	29	14	29	45	48
2	19	40	42	36	31	35
3	59	23	41	27	21	12
4	10	5	3	7	2	3
5 or more	3	1	—	1	1	1
Unclassifiable	—	1	—	1	—	*
Sample base = 100%	1,156	1,156	586	586	1,130	1,130

In all three sectors, the amount of three-bedroomed accommodation available was in excess of the current total need for accommodation of this size, but in the privately rented sector this difference (9%) was smaller than for either local authority accommodation (14%) or owner occupied accommodation (36%). In the privately rented sector, the total amount of available one- and two-bedroomed accommodation is of the same order as the need for accommodation of this size. However, it should be pointed out that this overall agreement between availability and needs in the privately rented sector does conceal differences between sub-groups particularly between controlled and uncontrolled accommodation where the possibilities of changing accommodation are strictly limited. For example, only 5% of privately rented accommodation units which were controlled had two or fewer habitable rooms compared with 17% of uncontrolled units while 48% of controlled and 29% of uncontrolled units had five or more habitable rooms. Thus, it is likely that the overall distribution of accommodation available with various numbers of bedrooms would differ for the controlled and uncontrolled sectors. Similarly, the evidence based on the measures of density—particularly the bedroom standard—suggests that the needs of households in controlled and uncontrolled accommodation for a specific number of bedrooms differed.

Therefore, particularly for the privately rented sector, this analysis is of availability of certain sized accommodation in relation to the need for that accommodation is not susceptible to rigid interpretation. In all sectors, qualifications relating to the standard of accommodation of different size, its cost and location—all factors bearing on the feasibility of a redistribution—have been omitted. However, such an analysis does indicate where the most obvious deficiencies might be—in the owner occupied sector, the lack of small accommodation (if this is desired) and, of greater importance, the lack of large accommodation in the local authority sector.

3.6. Changes in size 1960-1964

Differences in the main measures concerned with living space between 1960 and 1964 are illustrated in Table 3.14.

TABLE 3.14.

The number of habitable rooms for the sole use of a household, the number of persons per room and the bedroom standard 1960 and 1964

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	1960*	1964	1960*	1964	1960*	1964
	%	%	%	%	%	%
<i>Number of habitable rooms:</i>						
0	*	*	*	*	*	*
1	5	6	1	1	2	2
2	10	9	4	4	5	5
3	19	16	10	10	12	11
4	22	23	29	27	27	26
5	25	26	36	37	34	35
6	14	15	14	15	14	15
7 or more	5	6	6	6	6	6
<i>Number of persons per room:</i>						
Over 2	2	1	1	*	1	*
Over 1.5 up to 2	3	3	2	1	2	2
Over 1 up to 1.5	7	6	7	5	7	5
No. of persons = no. of rooms	20	19	14	14	15	15
0.66-0.99	28	30	27	27	27	27
0.50-0.65	21	21	26	26	25	25
Less than 0.50	19	20	24	27	23	26
Unclassifiable	—	*	—	*	—	*
<i>The bedroom standard</i>						
2 or more below standard	2	2	2	1	2	1
1 less than standard	13	11	9	8	9	8
Equal to standard	49	47	36	36	38	38
1 more than standard	25	28	37	37	35	36
2 or more than standard	11	12	16	18	15	17
Unclassifiable	—	*	—	—	—	*
All households (estimated number) (000s) = 100%	2,767	2,689	11,655	12,139	14,422	14,828

* Source, "The Housing Situation in 1960".

Since 1960, any changes in the living space of households have been hardly perceptible, but the cumulative impression, taking all the measures into account, is that there has been, overall, a very slight increase in living space. This is partly due to the difference in sizes between units demolished since 1960 and those built since that date, as illustrated in Table 3.15.

3.7. Summary

1. Of the 14,828,000 occupied accommodation units existing in 1964, some 5,200,000 (35%) consisted of five habitable rooms, a further 3,900,000 (26%) of four habitable rooms while only a small minority of units could be said to be small (1 or 2 rooms) or very large (7 or more rooms). (3.1)

2. Proportionately more of the small units were to be found in Greater London, but the very large units were as likely in Greater London as in the rest of the country. (3.1)

3. The most frequent combination of living and bedrooms was two of the

TABLE 3.15.

The sizes of accommodation units demolished and built 1960-1964

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Accommodation Unit		Accommodation Unit		Accommodation Unit	
	Demolished*	New	Demolished*	New	Demolished*	New
<i>Number of habitable rooms:</i>	%	%	%	%	%	%
0	—	—	—	—	—	—
1	1	2	2	*	2	1
2	18	9	10	6	12	6
3	21	17	29	17	28	17
4	27	30	30	18	29	19
5	9	32	10	42	10	41
6	7	8	7	14	7	14
7 or more	—	2	2	3	2	3
No information	17	—	9	—	10	—
Average number of rooms per accommodation unit	3.6	4.1	3.8	4.5	3.7	4.5
All occupied accommodation units = 100% (estimated number (000s))	86	100	487	1,142	573	1,242

* Including units no longer in use as private dwellings in 1964.

former and three of the latter—this pattern accounting for 23% of the units in Greater London and 34% of those in the rest of the country. (3.1)

4. Compared with larger units, proportionately many more of the units of three or fewer rooms in Greater London and of two or fewer rooms in the rest of the country occupied only parts of rateable units. In Greater London, 71% of the units of two or fewer rooms consisted of this type of structure. (3.2)

5. Where they were not parts of rateable units, smaller accommodation units were most likely to be flats in blocks in Greater London but terraced houses in the rest of the country. (3.2)

6. Approximately 43% of the smaller units in Greater London were said to be unfit or to have a relatively short life, compared with 30% for units of all sizes. Similar proportions applied to units in the rest of the country. (3.2)

7. Proportionately more of both the smaller and the largest units were older than those medium-sized, but the largest units were not necessarily unfit or reckoned to have a comparatively short life. (3.2)

8. Only 21% of households in England and Wales living in accommodation units of two or fewer rooms had the sole use of the five standard amenities. This proportion varied from 9% for those in Greater London, to 28% for those living in the rest of England and Wales. The proportion of 21% needs to be compared with that of 57% for households living in accommodation of all sizes. (3.2)

9. In Greater London, 40% of the smaller units (two or fewer rooms) were rented furnished. In the rest of the country, 35% of these units were rented from local authorities. (3.2)

10. The proportion of owner occupied accommodation rose with an increase in the size of the accommodation. In Greater London, 84% of the seven-

roomed accommodation was owner occupied, in the rest of the country, the proportion was 76%. (3.2)

11. In terms of persons per room, approximately 2% of all households were found to be living at a density of more than $1\frac{1}{2}$ persons per room—the proportion being 4.4% for Greater London. (3.3)

12. Approximately 10,900,000 (74%) households had a number of bedrooms equal to or one more than their current needs. About 2,500,000 had two or more bedrooms in excess of their requirements, while 1,400,000 (9%) households were living in accommodation which did not afford them the number of bedrooms sufficient for their needs. (3.3)

13. Among households occupying parts of rateable units (in Greater London) small families as well as large tended to be living at the higher density. Large families tended to be deficient in bedrooms. (3.4)

14. Less than 1% of owner occupiers in England and Wales were living at a density of more than $1\frac{1}{2}$ persons per room compared with 3% of local authority tenants, 4% of tenants in uncontrolled accommodation and 19% of tenants in furnished accommodation. Less than 1% of tenants in controlled accommodation were living at this density of occupation. Tenants in furnished accommodation were the group most likely to be overcrowded both in terms of persons per room and the bedroom standard. Proportionately more of the tenants in uncontrolled accommodation were also below the bedroom standard. (3.4)

15. Proportionately more of those households living at the greatest density were of the opinion that their accommodation was "not at all" suitable, while significantly more of those living at a density of less than one person per room were well satisfied. (3.4)

16. Even among the elderly small households living at a relatively low density, very few found their accommodation "not at all" suitable. (3.4)

17. Since 1960, changes in the living space of households have been hardly perceptible. Any change is probably due to the differences in the number of habitable rooms between units demolished since 1960 and those built since that date. (3.6)

4. The standard of accommodation

In this chapter, we are concerned with the standards of accommodation available for private housing and the kind of structure and the type of household associated with accommodation of differing standards. Estimates of the number of households eligible for the standard grant are derived and household's intentions with respect to these grants are considered. In section 4.6, the changes in standards since 1960 are assessed. Finally, the informant's opinion about the suitability of his accommodation is considered.

Standards were considered according to two criteria (i) the fitness and length of life of individual rateable units (and, by implication, the accommodation units within them) as assessed by local authorities and (ii) the availability of what are known as the "standard amenities" to households.

(i) *Fitness and Estimated length of life*

Local authorities were asked whether each rateable unit in the sample was:

- (a) included in the total of unfit houses submitted in the return made to the Ministry of Housing and Local Government under Section 1 of the Housing Repairs and Rents Act 1954, or in proposals under Section 2 of the Housing Act 1957;
- (b) the subject of an official representation, or a report from any of the Councils' officers, as unfit under the Housing Act 1957.

Rateable units (and the accommodation units within them) were said to be unfit if they fell into either or both of the categories. Those remaining were then classified (by the local authorities) according to their expected length of life, assuming that only ordinary maintenance was carried out. Finally, local authorities were asked to say whether the dwelling was likely to be pulled down due to town planning, slum clearance or redevelopment schemes either within the next five or the next fifteen years. Thus we have estimates of both the expected life of the dwelling based on its structure and its probability of demolition within a specified period.

Much of the discussion on fitness is most usefully carried out in terms of dwellings and not the parts of dwellings which form the accommodation of households. For this reason it is dealt with in the section on "Rateable Units" (chapter 6). In this present chapter, estimates of fitness and length of life (in terms of accommodation units) are provided together with brief details of the variation in relation to the age and structural type of the building and in relation to the types of households living within each type of accommodation. Data on fitness in relation to tenure, size and the availability of amenities are included in the relevant sections.

As details on fitness were provided for all rateable units by local authorities, they were not subject to the same problems of non-response which affect the results derived from the interview schedule. However, some assumptions about the fitness of units included but not contacted in the 1963 survey had to be made since cards were not punched for these units*. Where fitness is related to the characteristics of households, the data is limited, of course, to households who replied to the questionnaire.

* This applied to some 163 units in Greater London.

(ii) *The availability of amenities*

Information on amenities available to households was also limited to those households who replied to the questionnaire although, in deriving estimates, an allowance was made for those not replying, according to the method described in the "Introduction" to this report. However, no allowance was made for amenities which existed in unoccupied accommodation units. Informants were asked whether they had "their own" sink, fixed bath and so on and then they were asked if it was for the sole use of the household or whether it was shared. It is possible, though unlikely, that the informant had the regular use of an amenity outside their dwelling which they did not consider to be "their own".

The amenities considered were mainly those known as the "standard amenities" under the House Purchase and Housing Act, 1959. Part II, Section 4 specifies that "... a local authority shall give assistance in respect of the improvement of any dwelling ... as may be required for the dwelling to be provided, for the exclusive use of its occupants, with the standard amenities, that is to say "... all of the following:

- (a) a fixed bath or shower in a bathroom;
- (b) a wash-hand basin;
- (c) a hot water supply to the sink, wash-hand basin and fixed bath;
- (d) a water closet in or contiguous to the dwelling; and
- (e) satisfactory facilities for storing food."

One of the conditions for the granting of the loan is that the dwelling should be available for private housing for at least 15 years. Subsequent acts have amended the definitions of the standard amenities. The Housing Act 1961 laid down in Section 30(3) that the W.C. need not be necessarily in or attached to the dwelling; the Housing Act 1964, [Section 43(2)] stated that the fixed bath or shower need not be necessarily in a separate bathroom. Section 49 of the 1964 Act also amended the provision of hot water to the three specified points to the provision of "a hot and cold water supply" to the specified points. Section 43(5) of the 1964 Act also introduces the concept of the "reduced standard" for which grants can be obtained. In order to obtain the reduced grant, a hot and cold water supply to the sink, a W.C. (preferably in or attached to the building) and satisfactory facilities for food storage were to be provided for the sole use of the occupants of the dwelling.

Since the concept of "dwelling" was not used in this investigation, the availability of the amenities has been considered in relation to each household. This is likely to have some effect on the estimates of the numbers eligible for the standard grant and will be considered in section 4.5. However, for the general discussion of the standard of the accommodation the following amenities have been considered:

- (i) a fixed bath or shower;
- (ii) a wash-hand basin;
- (iii) hot water at the sink, basin and bath (whether or not the sink basin and bath was for the sole use of the household);
- (iv) a W.C. (in Greater London this has been considered to be available only if it was in or attached to the building);
- (v) a ventilated larder.

For each household, the availability of these amenities has been summarised:

- (i) the household has the sole use of all five amenities, the W.C. being in or attached to the dwelling;

- (ii) the household has the sole use of all amenities apart from a ventilated larder;
- (iii) the household has the sole use of a sink at which there is a hot water supply, a W.C. in or attached to the dwelling and a ventilated larder. This is the "reduced standard" of amenities for which grants are available. For households in Greater London, it was not possible to classify the data in this way;
- (iv) the household has the reduced standard of amenities apart from a ventilated larder;
- (v) the household does not have the sole use of hot water at a sink or a W.C. in or attached to the dwelling.

This classification has been called the "achievement of the standard amenities" and the sub-groups within this classification are mutually exclusive.

Finally, the provision of central heating has also been considered.

4.1. *Estimates of the fitness of accommodation units and of the availability of amenities to households*

The estimated number of unfit accommodation units in England and Wales at the end of 1964 excluding those derelict and about to be demolished is given in Table 4.1.

TABLE 4.1.

Estimated number of unfit/fit accommodation units, their length of life and their likelihood of demolition within 15 years

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Estimated number of Accommodation Units		Estimated number of Accommodation Units		Estimated number of Accommodation Units	
	(000s)	%	(000s)	%	(000s)	%
<i>Estimates of Fitness</i>						
Unfit accommodation units	48	1.7	467	3.8	515	3.4
Fit:						
with a life of less than 5 years	33	1.2	185	1.5	218	1.4
with a life of 5 but less than 10 years	75	2.7	361	2.9	436	2.9
with a life of 10 but less than 15 years	122	4.4	483	3.9	605	4.0
with a life of 15 but less than 30 years	529	19.0	2,124	17.0	2,653	17.4
with a life of 30 years or more	1,962	70.5	8,756	70.6	10,748	70.6
Likely to be pulled down in next:						
5 years	34	2.7	475	3.8	549	3.6
5-15 years	110	4.7	561	4.7	711	4.7
All accommodation units	2,764	100.0	1,2437	99.0	15,231	100.0

N.B. Unclassifiable units have been omitted so the groups do not necessarily add to the total.

In England and Wales, 515,000 accommodation units were estimated to be unfit at the end of 1964* and a further 218,000 to have a life of less than five years; that is, barring any radical improvements to these dwellings, 733,000 accommodation units would need to be replaced within the five years 1964-1969. The rate of demolition required to take account of the unfit rateable units are discussed in greater detail in section 6.5. Here, it may be sufficient to point out that although 733,000 units may be unfit by 1969, in the absence of an accelerated rate of demolition, only 549,000 units are likely to be demolished within the same period, some 330,000 unfit.

* This estimate excludes all units classified as derelict or about to be pulled down and it is probable that these units would, if included in the sample, be categorised as unfit. In 1965, the Ministry of Housing and Local Government asked local authorities for further returns of unfit housing. This new assessment of unfitness supersedes the estimates in this study.

The second criterion for assessing the standard of available accommodation is the availability of amenities. Estimates of the numbers of households with and without each amenity are given in Table 4.2. Summarising the main points: about 17% of the households in England and Wales were without the use of a fixed bath; about a quarter did not have the use of a washbasin (although only 2% were without a sink), between a quarter and a third were without hot water at their sink, washbasin or bath (or did not have these amenities) and about 10% did not have the use of a W.C. which was in or attached to their dwelling. Most of these households did, of course, have the use of a W.C. which was separated from their dwellings. We did not elicit details of the distance of the W.C. from the dwelling. This may be essential for assessing the availability of W.C.s more realistically. On all items where a distinction was made between having the sole use and having the shared use of the amenity, more of the households in Greater London than those in the rest of the country were likely to share the amenity—no doubt a feature of the greater incidence of households occupying only part of a rateable unit in Greater London. The other main difference between Greater London and the rest of the country was the relative lack, outside Greater London, of W.C.s in or attached to the dwellings—13% of households outside Greater London (about 1½ million in number) were in this situation although the majority of these households had the exclusive use of a W.C. which was said not to be attached to their dwelling.

TABLE 4.2.

Estimated number of households with the use (sole or shared) of sink, fixed bath or shower, washbasin, hot water, W.C. and ventilated larder

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Estimated number of households*		Estimated number of households*		Estimated number of households*	
	(000s)	%	(000s)	%	(000s)	%
<i>Availability of amenities</i>						
Sink—sole use	2,504	93.0	11,672	96.2	14,713	95.6
—shared use	112	4.2	294	1.7	316	2.1
—none	69	2.6	243	2.0	312	2.1
Fixed bath or shower						
—sole use	1,540	48.4	9,744	80.3	11,584	78.1
—shared use	378	14.1	377	3.1	755	5.1
—none	464	17.3	2,014	16.6	2,478	16.7
Washbasin						
—sole use	1,689	62.8	9,064	74.3	10,703	72.2
—shared use	234	8.3	294	2.4	518	3.5
—none	769	28.6	2,827	23.3	3,596	24.3
Hot water at sink, washbasin and fixed bath	1,680	62.5	8,935	73.8	10,635	71.7
W.C. in or attached to building						
—sole use	2,151	79.2	10,133	83.5	12,264	82.7
—shared use	502	18.7	432	3.6	934	6.3
W.C. not in or attached to building—	35	1.3	1,182	9.7	1,582	10.7
—sole use			243	2.0		
—shared use			122	1.0		
No. W.C.						
Ventilated larder						
—sole use	1,382	50.3	7,585	62.5	8,917	60.1
—none	1,316	48.9	4,503	37.1	5,819	39.2
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	1,154	42.9	7,092	58.4	8,246	55.6
(b) Standard amenities apart from ventilated larder	371	13.8	1,354	11.2	1,725	11.6
(c) reduced standard amenities	1,131	42.1	596	4.2	4,793	32.3
(d) reduced standard apart from ventilated larder			310	2.6		
Household without sole use of hot water at sink			2,846	23.4		
or W.C. in or attached to dwelling	33	1.2	31	0.3	64	0.4
Unhouseholdable						
All households = 100%	2,689	100.0	12,139	100.0	14,828	100.0

* Those households for which we have no information on particular amenities have been omitted.

When considering the combination of available amenities which would categorise the household as having the standard amenities, we find that approximately 44% of households fell below the standard (proportionately more in Greater London than in the rest of the country). 12% of all households were lacking a ventilated larder only and, in some cases, this had been replaced by a refrigerator. Thus, about a third of all households (about 4,900,000) lacked the sole use of one or more of these items: bath, washbasin, hot water at the three specified points or a W.C. in or attached to their dwelling. For those households outside Greater London without the standard amenities we are able to assess how many of them conform to the reduced standard.* Of the 3,700,000 (approximately) such households, about 2,850,000 were without the facilities which would enable them to conform to the reduced standard, ignoring the ventilated larder. That is, these households were without either or both hot water at a sink or a W.C. in or attached to the building, both being for their exclusive use. As was pointed out earlier, a relatively large number of households (approximately 1,400,000) outside Greater London did not have the exclusive use of a W.C. attached to their dwelling but had one which was said not to be so attached although we have no information on how far away from their house this W.C. was situated.

4.2. *The standards of accommodation in relation to structures*

Having assessed the extent of accommodation which was said to be unfit or to have a limited life and of households whose access to amenities would make them eligible for a standard grant (other conditions for the grant being ignored), the types of buildings associated with deficient accommodation might usefully be examined. In relation to fitness and estimated length of life, two attributes are considered: structural type and the year in which the accommodation was built. Details are given in Tables 4.17 and extracts are found below.

Extract from TABLE 4.17

The fitness of accommodation units and the likelihood of their being pulled down according to their structural type

	GREATER LONDON			
	Structural type			
	Terraced house	Conversions	Accommodation unit is part of rateable unit	All accommodation units
Unfit accommodation units	% 3	% 1	% 3	% 2
Fit and with a life up to 15 years	11	17	13	8
Likely to be pulled down in 15 years	10	8	12	7
Sample base	754	168	989	3,524
	REST OF ENGLAND AND WALES			
	%	%	%	%
Unfit accommodation units	8	2	2	4
Fit and with a life up to 15 years	14	12	17	8
Likely to be pulled down in 15 years	16	6	19	9
Sample base	1,029	52	166	3,168

* Data for the 1963 survey in Greater London was not classified in this way. N.B. Households with all the standard amenities apart from the ventilated larder would not, strictly, conform even to the reduced standard.

In the country as a whole and particularly outside London, proportionately more accommodation units in the form of terraced houses compared with other structures were said to be unfit and likely to be pulled down within 15 years. In Greater London, accommodation units forming only part of a rateable unit were also in the same position; outside Greater London, although not necessarily unfit at the time of the investigation proportionately more of these units were said to have a comparatively short life and to be demolished within 15 years.

Conversions, too, although not currently unfit, were more likely than units in general to be unfit after 15 years although there is no evidence to suggest that they were more likely to be pulled down within 15 years than other types of structure.

Not unexpectedly, the more unfit the accommodation and the greater its likelihood of being pulled down within 15 years, the older it was likely to be. Thus, of units said to be unfit or to be fit and with a life of up to 15 years, over 85% were built before 1919 while only 25% of the units with a life of 30 years or more were built by this date. In Greater London, proportionately more (34% compared with 23% for the rest of the country) of those with a life of 30 years or more were built in the early period (Table 4.18).

EXTRACT FROM TABLE 4.18.

The year in which the accommodation was built according to its fitness and likelihood of being pulled down

	ALL ENGLAND AND WALES		
	Fit and up to 15 years	with a life of 30 or more years	All accommodation units
Estimated number (000s)	1,260	10,747	15,221
Year built:	%	%	%
Before 1919	86	25	42
1919-1944	6	35	28
1945-1960	7	27	21
After 1960	—	12	8
No information	1	1	1

In relation to the incidence of amenities, a number of attributes are considered: the multi-occupancy of rateable units, the year in which the accommodation was built, its fitness and estimated length of life and, finally, the tenure of the accommodation. The information is detailed in Tables 4.19 to 4.22.

As is to be expected, whether the household lived in accommodation which occupied the whole or part of a rateable unit was related to the likelihood of their having the exclusive or shared use of the amenities. For example, 84% of households in England and Wales who occupied the whole of a rateable unit had the sole use of a fixed bath compared with 22% of those households who lived in part of a rateable unit. A further 54% of households living in part of a rateable unit shared the use of a fixed bath.

Although the incidence of households occupying parts of rateable units was much greater in London than outside, there is no evidence to suggest that units were better adapted to cater for multi-occupancy. With the exception of sinks, the availability of amenities to households in multi-occupied rateable

Extract from TABLE 4.19.

Availability of the standard amenities according to whether the accommodation unit occupied the whole or part of a rateable unit

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	A.U. occupied whole of R.U.	A.U. occupied part of R.U.	A.U. occupied whole of R.U.	A.U. occupied part of R.U.	A.U. occupied whole of R.U.	A.U. occupied part of R.U.
<i>Availability of amenities to household</i>	%	%	%	%	%	%
Fixed bath or shower						
—sole use	86	19	84	25	84	22
—shared use	2	49	*	59	*	54
—none	12	32	16	16	15	24
Sample base	2,173	699	2,676	126	—	—
Estimated number (000s)	2,003	686	11,542	597	13,545	1,283

units in Greater London was lower than to those in the rest of the country. Thus, 32% of households in Greater London occupying a part of a rateable unit were without the use of a fixed bath, compared with 16% of those in the rest of the country. Similarly, 48% were without the use of a washbasin compared with 29% in the rest of the country.

Extract from TABLE 4.19.

Availability of the standard amenities to accommodation units which occupied only part of a rateable unit

	A.U. occupied part of a R.U.		
	GREATER LONDON	REST OF ENGLAND AND WALES	ALL ENGLAND AND WALES
	%	%	%
<i>Availability of amenities to households</i>			
Sink—sole use	76	56	67
—shared use	15	35	24
—none	9	9	9
Fixed bath or shower			
—sole use	19	25	22
—shared use	49	59	54
—none	32	16	24
Washbasin			
—sole use	24	26	25
—shared use	27	45	36
—none	48	29	39
Sample base	699	126	—
Estimated number (000s)	686	597	1,283

Only in accommodation built since 1919 did more than half the occupying households have the sole use of the five standard amenities and the proportion of households with these amenities rose steeply for accommodation built since 1945.

In accommodation built since 1960, however, proportionately more of the households (compared with accommodation built 1945–1960) were without the use of a ventilated larder. It would appear that this accommodation was, in fact,

Extract from TABLE 4.20.

Achievement of standard amenities according to the year in which the accommodation was built

	ALL ENGLAND AND WALES				
	Year in which the accommodation unit was built				
	Before 1919	1919-1944	1945-1960	After 1960	Total
	%	%	%	%	%
<i>Achievement of standard amenities</i>					
Household has sole use of:					
(a) 5 standard amenities	26	65	91	87	57
(b) standard amenities apart from ventilated larder	14	13	6	11	12
Estimated number (000s)	6,092	4,214	3,138	1,248	14,828

built without a larder. Ignoring then, the presence or absence of a larder, 78% of the households in accommodation built between 1919 and 1944 had the sole use of the four main standard amenities but 97% of households in accommodation built between 1945 and 1960 were in this position and 98% of those more recently built dwellings. At the other end of the scale, 40% of households in accommodation built before 1919 had the exclusive use of the four standard amenities. In all groups, the likelihood of having the exclusive use of the four standard amenities was greater outside London than in.

As also might be expected the availability of amenities was also related to the structural fitness of the accommodation unit—the less fit the unit the less likely was it to have the standard amenities. Thus, only 9% of the households in unfit units in England and Wales had the exclusive use of the standard amenities with or without a ventilated larder compared with 69% for all households and 80% for households living in accommodation with a life of 30 years or more. Similarly, units likely to be demolished in the near future were more liable to fall below the standard.

Extract from TABLE 4.21.

Achievement of standard amenities according to the fitness and estimated length of life of the accommodation unit

	ALL ENGLAND AND WALES							
	Unfit A.U.s	Fit and with a life of				Estimated length of life		
		Up to 15 years	15 to 30 years	30 years or more	All accommodation Units	Under 5 years	5-15 years	More than 15 years
	%	%	%	%	%	%	%	%
<i>Achievement of standard amenities</i>								
A.U. has sole use of:								
(a) 5 standard amenities	4	19	33	69	57	9	17	60
(b) standard amenities apart from ventilated larder	5	7	16	11	12	4	6	12
Estimated number (000s)	499	1,209	2,579	10,550	14,828	535	684	12,606

Differences in the standard of accommodation between households occupying their accommodation under different forms of tenure are most striking. In the country as a whole, owner occupiers and local authority tenants were, relatively, the best equipped with the main amenities. 80% or more of these households had the sole use of sink, bath, washbasin, hot water and W.C.s attached to their dwellings. Fewer owner occupiers had ventilated larders (65%

compared with 83% for local authority tenants). Consequently, compared with privately renting tenants, proportionately more of these households achieved the required standard amenities.

Tenants in unfurnished controlled accommodation and furnished tenants were, in terms of the achievement of the standard, in the worse equipped accommodation hut, looking at the details of the availability of the amenities, whereas furnished tenants were usually in the position of having to share the amenities, tenants in controlled accommodation were more likely to be without access to these amenities. For example, 41% of the controlled tenants and 36% of those in furnished accommodation had the exclusive use of a bath (Table 4.22). Of the remainder in each group, the majority of furnished tenants shared a bath while the majority of controlled tenants were without the use of a bath. Tenants in uncontrolled accommodation were marginally better off than either tenants in controlled accommodation or furnished accommodation in terms of having the sole use of most amenities but, like tenants in controlled accommodation, being without the exclusive use of an amenity tended to indicate the absence of that amenity.

On the whole, the general pattern prevailed in Greater London as well as in the rest of the country. One difference was that proportionately more owner occupiers than local authority tenants in Greater London had the exclusive use of the four main standard amenities (79% compared with 73%). Outside Greater London, local authority tenants were marginally better equipped. This, again, was due to the greater incidence outside Greater London of W.C.s not

Extract from TABLE 4.22.

The availability of amenities to households and the achievement of the standard amenities according to the tenure of the accommodation unit

ALL ENGLAND AND WALES						
	Owner occupied	Local Authority rented	Tenure of accommodation unit			Total*
			Privately rented		Furnished	
			Unfurnished			
			Controlled	Not controlled		
<i>Availability of amenities</i>	%	%	%	%	%	%
Sink—sole use	98	98	93	90	66	96
Fixed bath or shower—sole use	88	95	41	46	36	79
Washbasin—sole use	85	85	32	42	40	73
Hot water at sink, washbasin and bath	84	84	30	43	43	72
W.C. in or attached—sole use	90	95	64	58	43	83
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	61	80	20	24	11	57
(b) standard amenities apart from ventilated larder	18	2	7	10	15	12
Estimated number (000s)	6,887	3,777	1,755	1,551	436	14,828

* Includes "other types of tenure".

attached to buildings and this situation was more likely to exist among owner occupiers than among local authority tenants.

Summary and extract from TABLE 4.22.

Achievement of standard amenities according to the tenure of the accommodation unit

	GREATER LONDON			REST OF ENGLAND AND WALES		
	Tenure of A.U.			Tenure of A.U.		
	Owner-occupied	Local authority rented	All tenures	Owner-occupied	Local authority rented	All tenures
<i>Achievement of standard amenities</i>	%	%	%	%	%	%
Household has sole use of:						
(a) 3 standard amenities	55	69	44	63	83	59
(b) standard amenities apart from ventilated larder	24	4	14	17	2	11
<i>Availability of amenities</i>						
W.C. in or attached to building:						
—sole use	92	94	80	89	95	84
—shared use	7	5	18	2	1	3
W.C. not in or attached to building:						
—sole use	1	1	1	?	3	10
—shared use				1	*	2
No W.C.				1		1
Sample base	1,156	586	2,872	1,332	783	2,803
Estimated number (000s)	1,088	522	2,689	5,799	3,255	12,139

4.3. *Households and the standards of their accommodation*

Just as the fitness and the standard of the accommodation varied with the type of structure so different types of household found themselves occupying accommodation of varying quality. For example, in terms of fitness, 35% of households whose heads were young (up to 29 years of age) or elderly (70 years or more) lived in accommodation which was unlikely to be fit after 30 years while approximately 24% of households whose heads were in the age range 30-49 years were similarly situated. In the country as a whole, the younger households were more likely to be in accommodation which was estimated to be unfit after 15 years, while a higher proportion of the elderly occupied accommodation with life up to 30 years. In Greater London, this difference between the youngest and oldest age groups was not evident (Table 4.23).

As will become apparent later the difference between the youngest and oldest households on the one hand and the middle groups on the other, in terms of the level of amenities achieved by the household was even greater. Ignoring the absence of a ventilated larder, 37% of households in Greater London whose heads were in the youngest age group had the exclusive use of the remaining four standard amenities compared with 80% of households outside Greater London whose heads were aged 30-49 years.

Certain variations are, of course, not unexpected. The higher the income of the head of the household, the more likely was the household to have the exclusive use of the four standard amenities, apart from the ventilated larder. Details in Table 4.27, extract below.

Thus, outside Greater London 47% of those with incomes below £5 per week had the exclusive use of the four standard amenities compared with 94% of those with incomes of £20 or more per week. In Greater London, the comparable proportions were 34% and 87%.

Similarly, those households described as being in the Registrar General's social classes I or II were more likely than those in IV or V to have the exclusive use of the four standard amenities (details in Table 4.26, extract below).

EXTRACT FROM TABLE 4.23.

Fitness and estimated length of life of accommodation units according to the age of the head of the household

	ALL ENGLAND AND WALES						
	Age of head of household						
	Up to 29 yrs	30-39 years	40-49 years	50-59 years	60-69 years	70 yrs & over	Total
Unfit accommodation unit	$\frac{1}{4}$	$\frac{1}{3}$	$\frac{1}{3}$	$\frac{1}{4}$	$\frac{1}{5}$	$\frac{1}{2}$	$\frac{1}{4}$
Fit and with a life of up to 15 years	13	7	7	8	9	9	8
Fit and with a life of 15 up to 30 years	18	14	14	18	19	23	17
Fit and with a life of 30 years or more	65	76	75	70	68	65	71
No information	*	*	*	*	*	*	*
<i>Estimated length of life</i>							
Under 5 years	6	3	3	4	4	4	4
5-15 years	6	4	4	5	5	3	4
More than 15 years	89	93	93	91	91	93	92
No information	—	—	*	—	—	—	*
Population estimate (000s)	1,277	2,625	3,005	3,087	2,641	2,125	14,828

EXTRACT FROM TABLE 4.27.

Percentages of households having the exclusive use of the four standard amenities (not the ventilated larder) according to the income of the head of the household

	Income of the Head of Household						
	Up to £5	£5-£7 10s.	£7 10s.-£10	£10-£12 10s.	£12 10s.-£15	£15-£20	£20 & over
Greater London	34% (251)	36% (225)	29% (185)	44% (305)	53% (489)	65% (557)	87% (545)
Rest of England and Wales	47% (336)	58% (262)	60% (217)	61% (351)	73% (454)	81% (498)	94% (365)
							70% (2,802)

N.B. Bracketed figures are sample bases.

EXTRACT FROM TABLE 4.26.

Percentage of households having the exclusive use of the four standard amenities (not the ventilated larder) according to the social class of the head of the household

	R.G.'s Social Class of Head of Household				
	I and II	III non-manual	III manual	IV and V	Housewife etc.
Greater London	82% (599)	61% (433)	55% (885)	41% (671)	45% (241)
Rest of England and Wales	89% (512)	83% (284)	70% (960)	58% (733)	61% (283)
					70% (2,802)

N.B. Bracketed figures are sample bases.

The proportion of households in Greater London with the exclusive use of the four standard amenities ranged from 82% of those in social classes I and II to 41% of those in classes IV and V. Outside Greater London the range extended from 89% to 58%. Households whose heads were described as "Housewife, etc." (mainly widows) fell between social classes III (manual) and IV and V; that is, proportionately more of these households than those in social classes IV and V but fewer than in III (manual) had the exclusive use of the standard amenities. In part, this may be due to a slight tendency for these households to live in part of a rateable unit and to share their amenities.

Less predictable than the relationship between the standard of accommodation occupied by households and their income and social class were those between the standard and the "age" of the household (as characterised by the age of the head of the household) and the household type. Again, details of the relationship between standards and age of head of household as well as household type are to be found in Table 4.24 and 4.25 from which extracts are set out below.

Extract from TABLE 4.25.

Percentage of households having the exclusive use of the four standard amenities (not the ventilated ladder) according to the age of the head of the household

	Age of the head of the household						Total
	Up to 29 yrs	30-39 years	40-49 years	50-59 years	60-69 years	70 yrs & over	
Greater London	37% (313)	62% (509)	69% (577)	63% (635)	56% (445)	42% (370)	58% (2,872)
Rest of England and Wales	63% (231)	80% (494)	80% (575)	71% (577)	68% (508)	57% (405)	70% (2,802)

N.B. Bracketed figures are sample bases.

Thus, in Greater London, proportionately fewer of the households in the youngest and oldest age groups had the exclusive use of the four standard amenities. The highest proportion with these amenities was to be found in those households where the heads were aged between 40 and 49 years. Outside Greater London, the likelihood of having the exclusive use of the amenities was higher in every age group than in the conurbation and there was less disparity between the extreme groups. Also, the proportion in the 30-39 age group with the main amenities was comparable to that in the 40-49 age group—that is, households were more likely to live in accommodation of a higher standard at a younger age.

This difference between Greater London and the rest of the country is also reflected in the variations according to household type.

Whereas the highest proportion of households with the exclusive use of the four amenities in Greater London was among those described as large adult families, in the rest of the country the highest proportion was among the large families. It may also be worth pointing out that, in both regions, it was the large rather than the small families who were more likely to have the use of the standard amenities.

Both these differences—that between large and small families and that between large adult families in London and large families in the rest of the

Extract from TABLE 4.24.

Percentage of households having the exclusive use of the four standard amenities (not the ventilated larder) according to household type

	Household Type						Total
	Individuals under 60 yrs	Small adult families	Small families	Large families	Large adult families	Older small households	
Greater London	37% (173)	53% (447)	63% (575)	67% (303)	69% (706)	47% (653)	58% (2,872)
Rest of England and Wales	44% (89)	74% (341)	76% (600)	81% (349)	73% (645)	60% (766)	70% (2,802)

country (and the associated ages of the heads of the households)—are probably explicable in terms of the tenure under which the accommodation was held.

In section 4.2, it was pointed out that, in general, owner occupiers and local authority tenants were more likely to have the exclusive use of the four standard amenities but that, in Greater London, proportionately more of the owner occupiers than local authority tenants were better equipped while outside the conurbation, the situation was reversed.

In both regions, proportionately more of the large households (whether adult or otherwise) lived in either owner occupied or local authority accommodation compared with other types of household. In Greater London, the association was more marked between owner occupation and large adult families, while in the rest of the country, the association was between local authority tenancies and large families (Table 4.3).

TABLE 4.3.

The type of tenure under which accommodation was held according to whether the household was "large" or not

	GREATER LONDON				REST OF ENGLAND AND WALES			
	Household Type				Household Type			
	Large families	Large adult families	All large families	All households	Large families	Large adult families	All large families	All households
Tenure	%	%	%	%	%	%	%	%
Owner occupier	41	48	46	40	39	46	43	47
Local authority, tenant	31	27	29	20	44	31	36	28
Private tenants, unfurnished:								
controlled	8	13	12	15	4	15	11	11
not controlled	13	10	11	16	8	6	6	9
Private tenants, furnished	2	1	1	7	1	4	4	3
Other forms of tenure	6	2	2	2	5	3	3	3
Sample base = 100%	302	705	1,008	2,872	340	643	994	2,802

Expressing the findings in a very general form, it can be said that in Greater London, owner occupiers were the tenure group most likely to have the exclusive use of the four standard amenities and proportionately more of the large adult families were in this tenure group. In the rest of the country, local authority tenants were found to be the best equipped group (since owner occupiers were more likely to lack a W.C. attached to their dwelling), and proportionately more of the large families were such tenants.

4.4. Eligibility for the standard grant

Under the House Purchase and Housing Act 1959 as amended by the Housing Acts of 1961 and 1964, grants are made by local authorities to help meet the cost of improving houses by providing for the first time:

- (a) a fixed bath or shower in a bathroom;
- (b) a wash hand basin;
- (c) (i) a hot and cold water supply at a fixed bath or shower;
- (ii) a hot and cold water supply at a wash hand basin;
- (iii) a hot and cold water supply at a sink;
- (d) an inside water closet;
- (e) a satisfactory food store.

Where it would not be "reasonably practicable" to install an inside W.C., the grant may be made provided that there is or will be a readily accessible outside W.C. Similarly, if there is not enough space for a bathroom, a bath or shower may be fitted elsewhere. When provided, the amenities are to be for the sole use of the occupants of the dwelling.

Grants may also be given to install what are known as the "reduced standard" of amenities (a hot and cold water supply at a sink, a W.C. preferably in or attached to the dwelling and a satisfactory food store) provided that the local council is satisfied that it would not be practicable at reasonable cost to improve the house to the higher standard.

For both grants, the local council must be satisfied that after the work has been completed, the house will be fit to live in for fifteen years and will be kept as a private dwelling for that period.

In this section, we look at the numbers of households who lack the sole use of the individual amenities* and the numbers who fulfil the other main condition concerning the future life of the dwelling. This will produce estimates of the maximum number of households eligible for the standard grant. The figure will be a maximum since there is no certainty that in all cases of sub-divided rateable units, households occupying parts of the rateable units would each qualify for a standard grant. This would depend on how structurally separate were their respective accommodation units.

Estimates of eligibility for the standard grant are then related to tenure and the age of the head of the household. Finally, the answers of owner occupiers are analysed with respect to their intentions about applying for grants and for tenants the proportions who would or would not pay increased rents if the amenities were installed are considered.

In England and Wales, just under one half the households (44%) lacked one or more of the standard amenities and the "satisfactory food store" was the item most frequently missing. Since, in at least some cases, the food store had been replaced by a refrigerator, it may be more realistic to regard as being below standard, the households which lacked amenities other than a ventilated larder. From Table 4.2, this is found to be some 4,900,000 or 33% of the households. 22% of the households were found to be without a fixed bath for their sole use and 17% were without a W.C.†

* Except for the provision of a cold water supply.

† The comparable figures for 1961 from the Census were 27% without a fixed bath for their exclusive use and 13% without a W.C. in or attached to the building. Some difficulty was experienced by our interviewers (and, no doubt, by householders and by the census enumerators) in ascertaining which W.C.s were or were not "attached" to the building and this may account for the difference in the proportion of households lacking the sole use of a W.C. The Census report (Housing Tables, part II) also suggests that the actual number of households without the use of a water closet (in or attached to the dwelling) was in excess of the number quoted in the Census (1,668,000).

TABLE 4.4.

Estimated number of households without the sole use of five standard amenities

	GREATER LONDON		REST OF ENGLAND AND WALES		ENGLAND AND WALES	
	Estimated number of households		Estimated number of households		Estimated number of households	
	(000s)	%	(000s)	%	(000s)	%
Households without the sole use of:						
a fixed bath	842	31	2,391	20	3,233	22
a washbasin	903	37	3,121	26	4,024	26
hot water at 3 points*	1,009	38	3,184	26	4,193	28
W.C. in or attached to building	537	20	1,979	16	2,516	17
a satisfactory food store	1,316	49	4,503	37	5,819	39
All households	2,689	100	12,139	100	14,828	100
Household with sole use of all five standard amenities†	1,154	43	7,092	58	8,246	56

* The three points (i.e. bath, wash basin and sink) were not necessarily for the sole use of the household.

† Included W.C. in or attached to building.

On all items, proportionately more of the households in Greater London were worse equipped due, probably, to the greater incidence of households occupying only part of a rateable unit and the consequent sharing of amenities. This will be considered when we come to estimate the eligibility of households for the standard grant.

First, we need to assess the number of households living in accommodation with a life of 15 years or more but with varying standards of amenity.

TABLE 4.5.

Estimated number of households living in fit accommodation with a life of 15 years or more achieving this standard of amenity

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Estimated number of households		Estimated number of households		Estimated number of households	
	(000s)	%	(000s)	%	(000s)	%
<i>Households in fit accommodation with a life of 15 years or more</i>						
Households with the sole use of:						
(a) 5 standard amenities	1,144	47	4,867	64	6,011	61
(b) standard amenities apart from ventilated larder	754	15	1,268	12	1,622	12
(c) reduced standard amenities	461	37	455	4	3,409	26
(d) reduced standard apart from ventilated larder			216			
Households without sole use of hot water at sink and W.C. in or attached to building						
Unclassifiable	28	1	1,857	17	48	*
Estimated number (000s)	2,407	100	10,683	100	130,50	100

In England and Wales, approximately, 5,000,000 households (1,200,000 in Greater London and 3,800,000 in the rest of England and Wales) were living in fit accommodation with a life of at least 15 years but without the exclusive use of the five standard amenities. Of these households, approximately 660,000 were renting their accommodation from local authorities and were, therefore, not considered to be within the standard grant scheme. Thus, in total, a maximum of four and a third million households were lacking in amenities which would make them eligible for a standard grant.

However, two qualifications need to be made; some households were occupying only part of a rateable unit and grants would not necessarily be made available to provide each with the exclusive use of the amenities if their accommodation were not structurally separated and secondly, some households lacked only the use of a ventilated larder and this item may have been omitted or removed from choice. Both these qualifications would affect the estimate of possible applications for the grant.

In the fit housing not rented from a local authority, approximately 1,100,000 households were occupying only part of a rateable unit. Assuming that there were, on average, two households in each of these multi-occupied rateable units, the number of grants which might be needed would be approximately 4,000,000 of which almost 900,000 would be required in Greater London and 3,100,000 in the rest of the country.

TABLE 4.6.

Households not renting from a local authority, living in fit accommodation with a life of 15 years or more

The proportion achieving this standard of amenity

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Households occupying the whole of a rateable unit	Households occupying part of a rateable unit	Households occupying the whole of a rateable unit	Households occupying part of a rateable unit	Households occupying the whole of a rateable unit	Households occupying part of a rateable unit
	%	%	%	%	%	%
<i>Households not renting from a local authority in fit accommodation with a life of 15 years or more</i>						
Households with the sole use of:						
(a) 5 standard amenities	35	9	59	15	59	12
(b) standard amenities apart from ventilated larder	22	7	17	7	17	7
(c) reduced standard amenities			3	3		
(d) reduced standard apart from ventilated larder	22	83	2	10	24	81
Households without sole use of hot water at sink or W.C. in or attached to building			19	64		
Unhouseable	1	1	*	1	*	1
Sample base	1,426	543	1,625	94	—	—
Estimated number (000s)	1,323	579	7,110	522	8,433	1,101

Omitting from these last estimates the units which lacked only a ventilated larder, the approximate minimum number of units for which grants might need to be available would be 2,400,000 for England and Wales of which 530,000 would be in Greater London.

Estimates of households eligible for the reduced standard grant* could not be made for the country as a whole since the appropriate questions were not included in the 1963 investigation in Greater London. Of the households outside Greater London without the four main standard amenities, the majority (74%) were without amenities that would bring them up to the reduced standard. Thus, in the event of their dwellings not being suitable for improvement to the full standard, three-quarters of them would be eligible for a "reduced standard" grant. However, this proportion does ignore the absence of the ventilated larder.

Who, then, are the households eligible for a standard grant?† To avoid the confusion caused by the multi-occupancy of rateable units, the analysis has been

* Those without the exclusive use of hot water to a sink, a W.C. in or attached to their dwelling or a ventilated larder.

† Omitting the ventilated larder.

carried out for those households who occupied the whole of a rateable unit, only. Two attributes have been considered: tenure and the age of the head of the household.

TABLE 4.7.

Households occupying the whole of a rateable unit which had a life of 15 years or more. Their tenure according to their eligibility for a standard grant*

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Eligible for a standard grant†	No need for a standard grant	Eligible for a standard grant†	No need for a standard grant	Eligible for a standard grant†	No need for a standard grant
	%	%	%	%	%	%
Tenure						
Owner occupier	54	79	60	83	60	82
Private tenant unfurnished:						
controlled	24	7	21	6	21	6
not controlled	18	11	13	6	14	7
Private tenant furnished	4	2	2	1	2	1
Other forms of tenure	1	1	4	5	3	4
Sample base	632	780	687	965	—	—
Estimated number (000s)	582	728	2,908	4,150	3,690	4,918

* Not passing from a local authority.

† i.e. lack one or more of the standard amenities (ventilated larder included).

In the country as a whole, 60% of those qualifying for a standard grant were owner occupiers and a further 21% were controlled tenants: in Greater London, proportionately fewer were owner occupiers (54%) and more were private tenants, both controlled and uncontrolled. Compared with those who had no need for a grant, those eligible were more likely to be privately renting tenants, particularly controlled tenants (Table 4.7).

However, it should be pointed out that, of the owner occupiers eligible for a grant, the majority lacked a ventilated larder only—one which they may have omitted from choice while the privately renting tenants, particularly those in controlled accommodation were likely to be without either or both hot water at the sink and a W.C. in or attached to their building (Table 4.28).

Not unexpectedly, since the tendency to live in privately rented accommodation was associated with the very young and the elderly household (the latter were more likely to live in controlled accommodation), those whose heads were in the youngest and oldest age groups were more likely to be eligible for a grant than to have no need of one—the emphasis being on the elderly in the country as a whole while in Greater London, proportionally more of the youngest households were eligible for the grant.

However, approximately 60% of those eligible for a grant had heads of households aged 50 or over.

The analysis of data regarding the householders' possible intentions with respect to the standard grant scheme has been confined to those who lacked amenities other than a ventilated larder since a number of informants had had their larder removed and the questions on standard grants were not relevant.

Of those who lacked such amenities, the majority said that they did not propose to apply for a grant. However, of those who rented, privately, accommodation of a similar standard, 51%† said that they were willing to pay an increased rent if the amenities were installed.

† Of those outside Greater London. The comparable proportion for Greater London was not obtainable.

TABLE 4.8.

Householders occupying the whole of a rateable unit which had a life of 15 years or more. Their age distribution according to their eligibility for a standard grant*

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Eligible for a standard grant†	No need for a standard grant	Eligible for a standard grant†	No need for a standard grant	Eligible for a standard grant†	No need for a standard grant
<i>Age of head of household</i>	%	%	%	%	%	%
Up to 29 years	10	6	8	7	8	7
30-39 years	18	17	14	21	15	21
40-49 years	19	23	17	20	17	21
50-59 years	23	26	21	25	21	23
60-69 years	16	10	20	16	19	16
70 years or more	13	9	20	13	19	12
Unclassifiable	1	1	1	1	1	1
Sample base	632	780	657	965	—	—
Estimated number (000s)	583	728	2,508	4,190	3,490	4,918

* Not renting from a local authority.

† I.e. Lack one or more of the standard amenities (ventilated larder included).

TABLE 4.9.

Owner occupiers living in the whole of a rateable unit which had a life of 15 years or more

The proportion of these lacking amenities other than a ventilated larder proposing to apply for a grant

(N.B. The proportion of the sample knowing or not knowing about the standard grant is not applicable to the general population of England and Wales since this is a re-call investigation and a similar question was asked in 1960.)

	Greater London	Rest of England and Wales
	%	%
Does not know it is possible to get grant	14	14
Knows it is possible to get grant and propose to do so	10	14
Knows it is possible but does not propose to do so	66	61
No answer	9	12
Sample base‡	89	178

‡ Owner occupiers in the specified accommodation lacking the sole use of any of these items: fixed bath, wash-basin, hot water at three points, a W.C. in or attached to the dwelling.

TABLE 4.10.

Privately renting tenants living in the whole of a rateable unit which had a life of 15 years or more. Rest of England and Wales only

The proportion of those lacking amenities other than a ventilated larder who were willing to pay an increased rent if the amenities were installed

	Rest of England and Wales
	%
Willing to pay increased rent for installation of amenities	57
Not willing to pay increased rent for installation of amenities	43
No answer	6
Sample base‡	209

‡ Tenants renting the specified accommodation privately and lacking the sole use of one or more of these items: fixed bath, wash-basin, hot water at three points, a W.C. in or attached to the dwelling.

Under the 1964 Act, it is possible to obtain a grant towards the cost of building a bathroom onto a house where the local council is satisfied that it would not be reasonably practicable to convert an existing room. To obtain some idea of how frequently this might be necessary, information on households living in fit accommodation but lacking the exclusive use of a bath has been related to those household's bedroom standard (Table 4.11). The analysis has again, been confined to those households occupying the whole of a rateable unit.

TABLE 4.11.

Householders occupying the whole of a rateable unit with a life of 15 years or more. The bedroom standard of those lacking the sole use of a fixed bath

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Owner occupier	Privately renting tenants	Owner occupier	Privately renting tenants
	%	%	%	%
Bedroom standard				
Fewer bedrooms than standard	(9)	18	9	7
Bedrooms equal to standard	(34)	51	18	33
One bedroom in excess of standard	(34)	15	41	33
Two or more bedrooms in excess of standard	(22)	15	32	27
Sample base*	36	152	81	138

* The specified households lacking the sole use of a fixed bath.

In Greater London, 56% of these owner-occupying households had bedrooms in excess of their current needs. In the rest of the country, the comparable proportion was 73%. In both regions, the proportion of privately renting tenants lacking the exclusive use of a bath but with bedrooms in excess of their needs was lower than for owner-occupiers. But, only among privately renting tenants in Greater London, was a substantial proportion (69%) of the households likely to need to convert another room or build onto their accommodation, assuming the space were available.

4.5. Central heating

Table 4.12 gives the relevant data on central heating. It is confined to the area outside Greater London since the appropriate questions were not asked in the 1963 survey. The availability of central heating is analysed by the tenure of the accommodation and further details relating to the system and its operation is given for all accommodation units and separately for owner occupiers and local authority tenants.

11% of occupied accommodation units outside Greater London were said to have a central heating system—approximately 1,340,000 households. Proportionately more of these households were to be found among owner occupiers but a substantial minority were local authority tenants. Among these two groups, local authority tenants were more likely to have a system which was laid on while almost all owner occupiers operated their own system. Solid fuel was most frequently used.

4.6. Changes in the availability of amenities 1960-1964

Table 4.13 shows the changes between 1960 and 1964 in the proportion of households having access to each of the standard amenities. It should be noted that, in both years, vacant accommodation has been omitted.

TABLE 4.12.

Availability of central heating according to the tenure of the accommodation unit

	BEST OF ENGLAND AND WALES						
			Previously rented				
	Owner occupied	Local Authority rented	Unfurnished		Furnished	Other types	Total
			Controlled	Not controlled			
Sample base	1,332	783	302	249	31	85	2,602
Population estimate (000s)	5,799	3,255	1,366	1,119	235	365	12,179
	%	%	%	%	%	%	%
Has central heating	17	4	1	3	4	7	11
Does not have central heating	83	92	98	97	96	93	89
Of those with central heating:							
Percentage with system laid on	5	25					10
Percentage with own system	93	70					84
Not known	5	5					6
Percentage using gas	15	7					13
" " electricity	10	15					11
" " oil	15	4					14
" " solid fuel	58	63					58
Not known	2	7					4

TABLE 4.13.

The availability of the standard amenities 1960 and 1964

	GREATER LONDON		BEST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	1960*	1964	1960*	1964	1960*	1964
	%	%	%	%	%	%
<i>Availability of amenities</i>						
Sink—sole use	91	93	95	96	94	96
—shared use	7	4	3	2	4	2
—none	2	3	3	2	2	2
Fixed bath or shower						
—sole use	65	68	74	80	72	78
—shared use	15	14	3	3	5	5
—none	20	17	23	17	23	17
Washbasin						
—sole use	57	63	67	74	65	72
—shared use	10	8	3	2	4	4
—none	34	27	31	23	31	24
Hot water at sink, washbasin and fixed bath	57	63	64	74	63	72
W.C. in or attached to building:						
—sole use	77	79	80	84	80	83
—shared use	20	19	3	4	6	6
—none in or attached to building	2	1	18	13	15	11
Ventilated larder						
—sole use	†	50	†	63	†	60
—none	†	49	†	37	†	39
Sample base	3,059	2,872	2,741	2,802	—	—
Estimated number (000s)	2,767	2,689	11,655	12,139	14,422	14,828

N.B. Percentages do not necessarily add to 100% due to (i) rounding and (ii) the omission of units for which we have no information on individual amenities.

* Source is "The Housing Situation—1960".

† Not available.

Part of the increase in the exclusive use of certain amenities was due to their recent installation but the possible situations were too diverse† and the

† For example, a household now had the exclusive use of a bath because the other two accommodation units in its rental unit were vacant; in 1960 they had been occupied.

consequent numbers too small to derive realistic population estimates. However, it would seem that the greater part of the increase on the exclusive use of amenities was brought about by the replacement of older, unfit dwellings with new housing containing the main amenities.

If we examine the estimated number of accommodation units providing households with the exclusive use of fixed bath, wash basin, W.C.* and sink in 1960 and 1964 (Table 4.14) in most cases the major part of the increase between these years was attributable to this replacement. However, the numbers involved are small and because of the assumptions made about the non-response units and the availability of amenities in vacant units, the conclusions based on Table 4.14 are necessarily tentative. In no way can the figures be taken as accurate to the degree specified but it is felt that the broad conclusions hold.

TABLE 4.14.
*Changes in the availability of the exclusive use of fixed bath,
washbasin, W.C.† and sink 1960-1964*

	GREATER LONDON			
	Accommodation units providing households with the exclusive use of			
	Fixed bath	Washbasin	W.C.	Sink
1960 Estimated number (000s)‡	1,835 = 100%	1,608 = 100%	2,173 = 100%	2,569 = 100%
1964 Estimated number (000s)§	1,904 = 104%	1,748 = 109%	2,207 = 102%	2,589 = 101%
Net increase due to new building/ demolition	4	5	3	1
Remainder (by subtraction)	*	4	-1	*
	REST OF ENGLAND AND WALES			
	Fixed bath	Washbasin	W.C.	Sink
1960 Estimated number (000s)‡	8,742 = 100%	7,915 = 100%	9,452 = 100%	11,224 = 100%
1964 Estimated number (000s)§	9,979 = 114%	9,231 = 117%	10,379 = 110%	11,954 = 107%
Net increase due to new building/ demolitions	11	13	10	7
Remainder (by subtraction)	3	4	*	*

† In or attached to dwellings.

‡ Derived from Table 47 "The Housing Situation in 1960" and including an allowance for vacant units which were assumed to provide amenities in the same proportion as the occupied units.

§ Vacant units included and treated as above.

The increase not ascribed to new building and demolition was the result of a number of changes: amenities had been installed in a number of units, some amenities had been removed or had become unusable since 1960 while in some other cases, the sharing arrangements existing in 1960 no longer held. However, the net result of all these changes was a smaller increase in accommodation providing the exclusive use of these four amenities than that brought about by demolitions and new building. Thus the 4% increase in accommodation in Greater London providing the exclusive use of a bath was due almost wholly to the replacement of old by new building. So, too, was the increase in accommodation providing the exclusive use of the sink in Greater London and in the rest of the country and the W.C. in the rest of the country. Only in the provision of wash basins and in fixed baths (outside Greater London) were the causes other than the replacement of badly equipped accommodation of any importance.

* In or attached to dwelling.

4.7. *Opinions about the suitability of the accommodation*

It is only to be expected that the occupant's opinions of his accommodation was related to the amenities available. This we find in Table 4.15.

TABLE 4.15.
Opinions on the suitability of the accommodation according to the achievement of the standard amenities

GREATER LONDON						
Achievement of standard amenities*						
	A	B	C	D	E	Total
Sample base	1,250	395		1,188		2,872†
Estimated number (000s)	1,153	371		1,132		2,689
<i>Accommodation suits informant</i>	%	%		%		%
Very well	69	67		41		57
Fairly well	27	30		43		34
Not at all	4	3		14		8
No answer	*	*		2		1
REST OF ENGLAND AND WALES						
Sample base	1,659	314	113	70	638	2,802*
Estimated number (000s)	7,084	1,362	506	310	2,846	12,139
<i>Accommodation suits informant</i>	%	%	%	%	%	%
Very well	73	70	65	46	49	66
Fairly well	24	26	32	47	38	28
Not at all	3	4	3	6	13	5
No answer	*	*	—	1	*	*
ALL ENGLAND AND WALES						
Estimated number (000s)	8,237	1,733		4,794		14,828
<i>Accommodation suits informant</i>	%	%		%		%
Very well	72	69		49		64
Fairly well	24	27		39		29
Not at all	3	4		12		6
No answer	*	*		1		*

*A = household has sole use of all 5 standard amenities.

B = " " " " " standard amenities apart from ventilated larder.

C = " " " " " hot water to sink, a W.C. in or attached to building and ventilated larder.

D = " " " " " hot water to sink and a W.C. in or attached to building.

E = " " " " " without sole use of hot water to sink or W.C. in or attached to building.

† Includes 39 units in Greater London and 8 in the rest of England and Wales which were unclassifiable with respect of standard amenities.

With one exception, the opinion that the accommodation suited "very well" varied with the standard of amenities available to the household—the higher the standard the more likely was the informant to say "very well". The exception concerned those households outside Greater London whose amenities were classified as being at the "reduced standard apart from the ventilated larder" or below the reduced standard. Among these groups, those with hot water to the sink and a W.C.‡ for their sole use were no more likely to say that the accommodation suited them very well than those without these amenities.

‡ Is in or attached to the building.

Suitability in relation to the year in which the accommodation was built was also examined (Table 4.16). In the main, the older the accommodation the less likely was the informant to say that the accommodation suited "very well".

Exceptions were informants living in 1945-1960 built accommodation who were less likely than those in 1919-1944 built accommodation to say that the accommodation suited them very well. Differences in tenure type and the related density of occupation probably account for this reversal. Proportionately more of the accommodation built between 1919 and 1944 was owner occupied while that between 1945 and 1960 was rented from the local authority. Despite a high standard of amenities, local authority tenants were less likely than owner occupiers to say that their accommodation suited them "very well"

TABLE 4.16.
Opinions on the suitability of accommodation according to the year in which the accommodation was built

GREATER LONDON					
Year in which A.U. was built					
	Before 1919	1919-1944	1945-1960	After 1960	Total*
Sample base	1,347	976	409	128	2,872
Estimated number (000s)	1,286	904	367	121	2,689
<i>Accommodation suits informant</i>	%	%	%	%	%
Very well	47	67	65	60	57
Fairly well	40	28	28	37	34
Not at all	13	4	6	3	8
N.A.	1	1	1	—	1
REST OF ENGLAND AND WALES					
Year in which A.U. was built					
	Before 1919	1919-1944	1945-1960	After 1960	Total*
Sample base	1,087	774	653	262	2,802
Estimated number (000s)	4,806	3,310	2,771	1,127	12,139
<i>Accommodation suits informant</i>	%	%	%	%	%
Very well	59	72	67	76	66
Fairly well	32	25	29	20	5
Not at all	9	3	4	4	28
N.A.	*	*	*	—	*
ALL ENGLAND AND WALES					
Year in which A.U. was built					
	Before 1919	1919-1944	1945-1960	After 1960	Total*
Estimated number (000s)	6,092	4,214	3,138	1,248	14,828
<i>Accommodation suits informant</i>	%	%	%	%	%
Very well	56	70	67	75	64
Fairly well	33	26	29	21	29
Not at all	10	3	4	4	6
N.A.	1	1	1	—	*

* Includes 12 units in Greater London and 26 in the rest of England and Wales for which we have no information.

(Table 4.29), and this may be related to the relative densities at which the accommodation was occupied. Certainly proportionately more (23%) of those living at the highest densities (over one person per room) compared with those whose amenities were at or below the reduced standard (12%) said that their accommodation suited them "not at all".

At no time was the purpose of this investigation to ascertain the relative importance of the reasons for a household's degree of satisfaction with its accommodation. However, analysing the data simply, it was found that opinions about the suitability of the accommodation varied separately (and in a more or less predictable manner) with tenure, density of occupation and the availability of amenities. Inevitably, the question of the importance of these three attributes in relation to opinions about the suitability of the accommodation arose.

Since a study of this type of relationship was not an object catered for in the design of the investigation, only a very crude analysis of the data (based on Table 4.29) could be carried out in order to provide an insight into this problem.

If the thirty sub-groups specified in Table 4.29 are ranked in descending order of the proportion who said that their accommodation suited them "very well", the following order for Greater London and the rest of England and Wales emerges.

Based on TABLE 4.29.

Subgroups ranked in descending order of percentage who said that accommodation suited them "very well"

GREATER LONDON				REST OF ENGLAND AND WALES			
% of subgroup who said "very well"	Characteristics of sub group			% of subgroup who said "very well"	Characteristics of sub group		
	Tenure*	With/without standard amenities†	Density of occupation (persons per room)		Tenure*	With/without standard amenities†	Density of occupation (persons per room)
54	L.A.	with	Less than 0.5	56	0.0	with	Less than 0.5
51	R.	with	Less than 0.5	55	0.0	with	0.50-0.66
49	0.0	with	Less than 0.5	49	0.0	with	0.66-0.99
45	0.0	with	0.50-0.66	47	L.A.	with	Less than 0.5
44	0.0	without	Less than 0.5	46	0.0	without	Less than 0.5
43	L.A.	with	0.66-0.99	45	L.A.	with	0.50-0.66
42	L.A.	with	Less than 0.5	44	R.	with	Less than 0.5
41	L.A.	with	0.50-0.66	43	0.0	without	0.50-0.66
40	L.A.	without	0.50-0.66	42	R.	with	0.50-0.66
39	R.	with	0.50-0.66	41	L.A.	without	0.50-0.66
38	L.A.	with	0.66-0.99	40	0.0	with	Over 1
37	R.	with	0.66-0.99	39	R.	without	Less than 0.5
36	0.0	with	Over 1	38	0.0	with	1
35	0.0	without	0.50-0.66	37	0.0	without	0.66-0.99
34	R.	without	Less than 0.50	36	0.0	without	1
33	0.0	with	1	35	L.A.	with	0.66-0.99
32	0.0	with	0.66-0.99	34	R.	with	0.66-0.99
31	L.A.	without	1	33	L.A.	without	0.66-0.99
30	R.	with	1	32	L.A.	without	1
29	L.A.	without	0.66-0.99	31	L.A.	with	1
28	R.	with	1	30	R.	with	Over 1
27	L.A.	without	0.50-0.66	29	L.A.	without	Less than 0.50
26	0.0	without	1	28	R.	without	0.50-0.66
25	R.	without	0.66-0.99	27	R.	with	1
24	0.0	without	Over 1	26	0.0	without	Over 1
23	L.A.	without	1	25	0.0	without	Over 1
22	R.	without	1	24	L.A.	with	Over 1
21	L.A.	with	Over 1	23	L.A.	without	Over 1
20	R.	with	Over 1	22	R.	without	0.66-0.99
19	L.A.	without	Over 1	21	R.	without	1
18	R.	without	Over 1	20	R.	without	Over 1

* 0.0 = owner occupier, L.A. = local authority (council), R. = all other forms of tenure.

† Included in the group "with standard amenities" are those who lack only a ventilated ladder.

If no relationship existed between each of the specified attributes and the likelihood of finding the accommodation "very suitable", approximately equal

numbers of each tenure amenity and density group would appear in each top, centre and bottom third of the table.

For example, in the absence of a relationship, 3 or 4 of the ten possible owner-occupying groups would be likely to fall within each segment. So too, would 3 or 4 of each of the other tenure sub-groups. In the same way, 5 of the sub-groups with the standard amenities and 2 of each of the density groups would be expected in each of the segments.

The greater the departure from the numbers expected more is this relationship between the attribute and finding the accommodation very suitable likely to apply.

In fact, the numbers of tenure, amenity and density groups falling within each of the three segments varied from segment to segment for each attribute.

Number of each tenure amenity and density sub-group falling with each segment.

	GREATER LONDON			REST OF ENGLAND AND WALES		
	Top segment	Centre segment	Bottom segment	Top segment	Centre segment	Bottom segment
<i>Tenure</i>						
O.O.	4	4	2	5	4	1
L.A.	4	3	3	3	4	3
R.	2	3	5	2	3	5
<i>Amenities</i>						
With	7	6	2	7	6	2
Without	3	4	8	3	5	7
<i>Density of occupation</i>						
Less 0-50	5	1	—	4	1	1
0-50-0-66	4	1	1	5	—	1
0-66-0-99	1	4	1	1	4	3
1	—	3	3	—	4	2
Over 1	—	1	5	—	2	4

The interpretation of this table can only be tentative bearing in mind the form of the analysis and the numbers of sub-groups involved. However, it would seem that the numbers in the tenure sub-groups in Greater London depart least from the numbers which would indicate a lack of relationship between tenure and the highest degree of suitability. However, even here, few "other forms of tenure" are to be found in the top segment and more in the bottom segment while owner occupying sub-groups produce the converse pattern.

Sub-groups without the standard amenities are less likely than those with the amenities to be found in the top segment of the ranked table, although some are found there (owner occupying and local authority tenant groups). However, it can be said with some degree of assurance that the density at which households live is closely related to the likelihood of finding the accommodation "very suitable". Certainly, none of the groups (regardless of tenure and possession of amenities) containing the highest proportion of households saying that their accommodation suited them "very well" (the top third of the table) were those of households living at a density of one or more persons per room. This applied to both Greater London and the rest of the country.

4.8. Summary

1. In England and Wales, 515,000 accommodation units were estimated to be unfit at the end of 1964 and a further 218,000 to have a life of less than five years; that is, barring any radical improvements to these dwellings, 733,000 would need to be replaced within the five years 1964-1969. However, at the current rate only 350,000 unfit units are likely to be demolished within this period. (4.1)

2. Approximately 2,500,000 households were without the use of a fixed bath or shower within their dwelling, 3,600,000 were without the use of a washbasin, while 1,600,000 did not have the use of a W.C. in or attached to their dwelling although the majority of these households did have the use of a W.C. which was not so situated. (4.1)

3. 44% of households (57% in Greater London and 42% in the rest of the country) did not have the use of such amenities as would bring them up to the "standard". However, 12% of households lacked only a ventilated larder and some of these households had removed this amenity. Thus, about 4,800,000 households lacked the sole use of one or more of these items: bath, washbasin, hot water at the three specified points or a W.C. in or attached to their dwelling. (4.1)

4. Outside Greater London* the majority of those who did not conform to the standard would not reach the "reduced" standard mainly due to the prevalence of W.C.s not attached to dwellings. (4.1)

5. Accommodation units in the form of terraced houses or those comprising only part of a rateable unit were most likely to be unfit. In the country as a whole, the older the accommodation unit, the more likely it was to be unfit and to be pulled down within 15 years. (4.2)

6. Only in accommodation built since 1919 did more than half the occupying households have the sole use of all the standard amenities. 78% of the households in accommodation built between 1919 and 1944 had the sole use of the four main standard amenities compared with 97% of households in more recently built dwellings. (4.2)

7. The lower the estimated length of life of the accommodation unit, the less likely was the household occupying the accommodation to have the standard amenities. 9% of households in unfit accommodation had the exclusive use of the four main standard amenities compared with 80% of households in accommodation with a life of 30 years or more. (4.2)

8. In the country as a whole, owner occupiers and local authority tenants were relatively the best equipped with the main amenities—particularly owner occupiers in Greater London and local authority tenants in the rest of the country. (4.2)

9. Tenants in furnished accommodation were more likely to be in the position of sharing their amenities, tenants in controlled accommodation were more likely to be without access to these amenities in their dwelling. (4.2)

10. Tenants in unfurnished, uncontrolled accommodation were marginally better off than either tenants in controlled or furnished accommodation in terms of having the sole use of the amenities, but like tenants in controlled accommodation, the fact that they were without the *exclusive* use of an amenity tended to imply that the amenity was not available in the dwelling. (4.2)

11. Households whose heads were in the youngest and oldest age groups were most likely to be living in accommodation which was said to be unfit or to have a short life. (4.3)

* Comparable information was not available for Greater London

12. As is to be expected, the standard of accommodation occupied by households varied with the level of income and the social class of the head of the household. (4.3)

13. In Greater London, proportionately fewer of the households in the youngest and oldest age groups had the exclusive use of the four main standard amenities. The highest proportion with these amenities was to be found in households where the heads were aged between 40 and 49 years. Outside Greater London, the likelihood of having the exclusive use of the amenities was higher in every age group and there was less disparity between the extreme groups. (4.3)

14. In Greater London, the highest proportion of households with the exclusive use of the four main amenities was among those described as large adult families, whereas in the rest of the country the highest proportion was among the large families. Proportionately more of the large (as opposed to the small) households lived in the better equipped owner occupied or local authority housing. (4.3)

15. In England and Wales, approximately 5,000,000 households were living in fit accommodation with a life of at least 15 years but without the sole use of the five standard amenities. Excluding from this number those renting from a local authority and those lacking only a ventilated larder and adjusting for the multi-occupancy of dwellings, the minimum number of households apparently eligible for a grant would be some 2,400,000 of which about 530,000 would be in Greater London. (4.4)

16. Of households occupying the whole of a rateable unit, 60% of those eligible for a standard grant were owner occupiers, but compared with those who had no need for a grant, proportionately more were private tenants, particularly in controlled accommodation. The majority of owner occupiers eligible for a grant lacked only a ventilated larder. (4.4)

17. 21% of households eligible for a grant had heads aged 50-59 years; a further 40% were below this age. In Greater London, 23% of the heads of households were aged 50-59 years but a further 47% were below this age group. (4.4)

18. Of those owner occupiers who lacked amenities other than a ventilated larder, 66% in Greater London and 61% in the rest of the country said that they did not propose to apply for a grant. (4.4)

19. Of those privately renting accommodation lacking amenities other than a ventilated larder, 51% of households outside Greater London said that they were willing to pay an increased rent if the amenities were installed. (4.4)

20. Outside Greater London, 11% of households said that they had central heating—proportionately more in owner occupied accommodation. The majority had their own rather than a "laid on" system and solid fuel was most frequently used. (4.5)

21. Between 1960 and 1964 there was an increase (small in some cases) in the proportion of households with the exclusive use of the main amenities. For example, the proportion of households in the country as a whole with the sole use of a fixed bath or shower increased from 72% to 78%. (4.6)

22. In part this was brought about by the installation of amenities where they did not exist before but a greater part was due to the demolition of units lacking the amenities and their replacement by houses containing the amenities. (4.6)

23. In general, the higher the standard of amenity available to a household, the more likely was the informant to say that the accommodation suited "very well". (4.7)

24. In the main, the older the accommodation, the less likely was the informant to say that the accommodation suited "very well". One exception was households living in accommodation built between 1945 and 1960 who were less likely than those in accommodation built between the wars to say that the accommodation suited them very well. (4.7)

25. There are indications that an important influence on opinions about the suitability of accommodation is the density at which the household is living. (4.7)

5. Moving households and the generation of new households

Two main questions are pertinent to this chapter: what is the rate of household movement and what makes households (or the people within them) move house? Does the impetus for movement spring from current housing conditions or family circumstances or, more likely, a combination of these two states? To obtain an insight into these questions two groups of households are examined in more detail—those households who moved into their present accommodation after July 1960 (i.e. at the time of interview they had lived in their present accommodation for a period of four and a half years or less), subsequently referred to as "recent movers" and those who, at the time of interview said that they (or members of their household) were currently intending to move house and were actively engaged in doing so. This latter group are labelled "intending movers" in the later sections of this chapter.

Within these main groups, a further subdivision is appropriate in analysing the movement of households—that between the movement from place to place of existing households and the movement of individuals or groups of individuals to form new households. For recent movers, this subdivision resulted in a group of "established" and "new" households. The "established" households consisted of those housewives who, before moving, had been married and had lived in a separate private household.* "New" households were those where the housewife had not been previously married or where the housewife, with or without her household, had lived as part of another household or in some form of non-private housing. For intending movers, the most relevant classification was that which distinguished between households moving as a single group and those splitting up, either all parts or some of the parts trying to move house.

For all groups, we are concerned with their stated reasons for moving and the implied reasons obtained by comparing the housing and family circumstances of the different moving groups, together with those of households who did not move. Thus, in the following sections, apart from deriving estimates of the rates of movement, in the recent past and possible rates of movement applicable to the immediate future, differences between the two types of recent movers are examined (Table 5.1), so too are the differences between established households who moved and those who did not (Table 5.2) to see to what extent variations in their housing condition and family circumstances existed. Established households moving recently are compared with households intending to move as one group (5.8) for the purpose of throwing some light on the factors which distinguish those who are actually able to make a move from those who intended to do so but might not, in the event, be able to carry out their intention. Sections are also concerned with the previous housing situation of recent movers (5.3), the type of housing sought by potential movers (5.7), and the characteristics of households moving into accommodation built since 1960 rather than accommodation built earlier (5.4). Finally, data on intentions to move obtained in 1960 are examined to see to what extent these intentions need to be modified to provide a reasonable indicator of actual future movement (5.9).

* But not necessarily with the same head of household.

5.1. *Rates of movement. The personal and housing characteristics of those who moved into their present accommodation August 1960–November/December 1964*

In this study, the derivation of estimates of the rate at which households move which are applicable nationally is complicated by the fact that part of the study (in Greater London) was carried out in 1963 and the interval in which movements might have taken place was $3\frac{1}{2}$ years. For the main part of the investigation the interval was $4\frac{1}{2}$ years.

We consider first that part of the country outside Greater London. Of the 2,802 housewives interviewed, 874 (31.2%) said that they had moved into their present accommodation during the previous four to four and a half years. That is an annual rate of households moving* of approximately 7% to 8%. Of these 874 housewives, 691 (79%) had been married and had lived in a separate private household before their last move. That is, they form the group of established households who had moved recently. Of the remainder who had moved recently—the “new” households—75 housewives had not been married previously, 101 had lived as part of another household and 7 had lived in some form of non-private housing. The housewives of established households were also asked how many moves they had made in the previous four to four and a half years. The majority of established households had moved only once and 691 such households had taken part in a total of 912 moves—an average of 1.3 moves during the period. Thus the annual rate of movement (assuming that the “new” households had made only the one move to set themselves up as a separate household) was some 9%–10%.

The comparable rates for Greater London are considered separately for the parts of the sample interviewed in 1963 and 1964. Of the 1,897 housewives interviewed in 1964, 616 (32.5%) said that they had moved into their present accommodation within the previous four to four and a half years—an annual rate of household movement of 7%–8%. Taking into account the multiple moves made by some established households, the annual rate of movement becomes 10%–11%. Similarly, the annual rate of household movement for the 1963 sample (251 housewives out of 975 had moved in within the previous three and a half years) was approximately 8%, and the annual rate of movement, allowing for the multiple moves was 12% to 14%.

When considering the characteristics of the moving groups, it was felt that little would be lost in directly amalgamating the two London samples. However, population estimates would be misleading since they would omit those households in the 1963 sample who had moved in between 1963 and 1964. Thus all population estimates relating to households who had moved in recently have been omitted.

Reasons for moving differed, of course, for those housewives who had moved as part of an established household and those who formed new households. The latter group was made up of the following sections:

In both Greater London and the rest of the country, the desire for independence was the main reason given by these groups of new households for their move.

The main reasons given by established households for their move differed in order of importance between Greater London and the rest of the country. In Greater London, the reasons mentioned, in their order of frequency, were “not

* Not necessarily of total movement since some of these households had moved more than once in the four and a half years.

TABLE 5.1.

*Those who moved recently:
New households: the previous situation of the housewives*

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Sample no.	%	Sample no.	%
<i>Previous situation</i>				
Not married	89	51	76	41
Lived in non-private housing	8	5	7	4
Lived as part of another household	76	44	100	55
Sample base	173	100	183	100

enough room" (by about one in five of housewives), "had to leave" (by about one in six of housewives) and reasons relating to jobs and the desire for independence (each by about one in eight of housewives). Outside Greater London, reasons relating to jobs were the most often mentioned in connection with moving house (by about one in five housewives) while the lack of room was the main reason given by about one in six housewives and "had to leave" was mentioned by one in seven. In both Greater London and the rest of England and Wales, reason relating to jobs were more likely to be given by large adult households (as opposed to other types of households) as the main reason for moving, while lack of room was associated with large and small families. Older, small households were those most likely to have said that they had "had to leave" their previous accommodation.

It seemed likely from a consideration of the reasons for moving and the constitution of the two groups of established and new households that they would differ in their characteristics. Table 5.2 details the household characteristics of these two groups of households who had recently moved into their present accommodation.

In Greater London, 28% of the established households who had moved recently were small families and 30% of the household heads were aged 30 to 39 years while 46% of the new households were small, adult households and the majority (60%) of the heads of such households were below 30 years of age. Apart from these groups, established households in Greater London who moved recently were almost equally likely to be small adult households, large families or large adult households. New households, if not small adult households, were most likely to be small families.

Outside Greater London, the largest group of established households who moved was the small family, but the largest group of new households was also the small family and the second largest group was the small, adult household. Also, among established households, a substantial minority (21%) were older, small households.

In both Greater London and outside, proportionately more of the heads of established households compared with new households were in the Registrar General's social class I and II, but differences existed between Greater London and the rest of the country in the proportion of the new households whose heads were in the remaining social class. There seems to be no obvious explanation for this difference, but it may be related to the differing composition of the new households group (Table 5.1). The implication would be

TABLE 5.2.

*Those who moved recently:
The household characteristics of housewives who had moved
into their present accommodation since July 1960 according to
whether the household existed previously or was a new household*

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established households	New households	Established households	New households
<i>Household type</i>	%	%	%	%
Individuals under 60 year of age	10	9	3	4
Small adult households	18	46	12	37
Small families	28	32	30	40
Large families	17	2	16	7
Large adult households	16	6	17	4
Older small households	11	5	21	7
No answer	*	—	*	2
<i>Age of head of household</i>				
Up to and including 29 years	22	60	14	54
30-39 years	30	28	27	23
40-49 years	19	5	21	9
50-59 years	15	3	16	4
60-69 years	8	2	14	3
70 years or older	5	3	8	4
No answer	1	—	*	1
<i>R.G.'s social class</i>				
I and II	24	17	22	18
III—non-manual	16	20	13	15
III—manual	29	33	30	43
IV and V	24	25	25	18
Housewives, etc.	7	3	8	5
No answer	1	1	1	1
<i>Weekly income of head of household</i>				
No. who replied to question	624	162	617	168
Up to £5	% 5	% 2	% 9	% 5
£5-£7 10s.	5	2	9	5
£7 10s.-£10	8	7	8	6
£10-£12 10s.	13	18	14	13
£12 10s.-£15	20	25	19	25
£15-£20	24	27	24	29
£20 and over	25	18	20	17
Sample base	694	173	691	183

that the higher proportion of new households in Greater London who were not married previously were *less* likely to be in social class III (manual) while the higher proportion of new households in the rest of the country who had previously lived as part of another household were more likely to be in social class III (manual).

Income differences between established and new households appeared to be similar for Greater London and the rest of the country. The income of the heads of the established households who moved were more likely than that of the heads of new households to be at the extremes—either below £10 per week or above £20 per week—while proportionately more of the new households had heads with incomes of £12 10s. 0d. to £20 per week.

Finally, in this section, we need to look at the type of housing into which the established and new households had moved. Details are given in Table 5.3

In Greater London, 36% of the established households had moved into owner occupied accommodation, 23% into local authority housing and 21% into unfurnished, privately rented accommodation. A third (32%) of the new households had also moved into owner occupied accommodation, 31% into unfurnished and 23% into furnished privately rented accommodation. In the rest of the country, owner occupation was more prevalent; 47% of the established households and 52% of the new households were now owner occupiers. But 29% of established households were local authority tenants while 21% of new households were renting unfurnished accommodation from private landlords. In both regions, proportionately fewer new than established households had moved into local authority housing. Outside Greater London, proportionately more of the new householders were owner occupiers while in Greater London, proportionately more were in privately rented accommodation—almost a quarter being in furnished accommodation.

TABLE 5.3.
The present housing conditions of those who moved in since July 1960 according to whether the household existed previously or was a new household

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established household	New household	Established household	New household
<i>Type of Tenure</i>	%	%	%	%
Owner occupier	36	32	47	52
Local authority tenants	23	11	29	13
Rents privately unfurnished:				
—controlled	—	—	1	1
—not controlled	21	31	13	21
Rents privately furnished	16	23	4	8
Other forms of tenure*	4	3	6	5
<i>Achievement of standard amenities</i>				
Household has sole use of:				
(a) 5 standard amenities	46	27	63	46
(b) standard amenities apart from ventilated larder	16	18	16	17
(c) reduced standard amenities	37	54	21	36
(d) reduced standard apart from ventilated larder				
Household without sole use of hot water to sink or W.C. in or attached to building				
Unclassifiable	1	1	*	1
<i>Density of occupation</i> (persons per habitable room)				
Over 2 persons per room	3	3	*	1
Over 1½ up to 2	6	5	2	2
Over 1 up to 1½	6	8	4	5
No. of persons — no. of rooms	24	27	18	11
0.66-0.99	33	24	33	25
0.50-0.66	16	21	24	31
Below 0.50	12	12	17	26
Unclassifiable	—	—	1	—
Occupies whole of rateable unit	69	59	93	91
Occupies part of rateable unit	31	41	7	9
Sample base	694	173	691	183

* Mainly rent free.

In terms of amenities available to the household, established households—because more of them tended to be in owner occupied or local authority housing—were likely to be better equipped. In Greater London, 37% of the established households compared with 54% of the new households were in accommodation which did not afford them the sole use of the four main standard amenities. The comparable proportion for the rest of England and Wales were 21% of established households and 36% of new households.

However, proportionately more of the new households were living at the lower densities. Thus, 33% of the new households in Greater London were living at a density of less than 0.66 persons per room compared with 28% of established households. Similarly, 57% of the new households outside Greater London were living at this density compared with 41% of established households. This is related, no doubt, to the types of household included in the "established" and "new" groups.

5.2. Established households who moved recently and households who moved July 1960 or earlier

The incentive to move house is a function of both the family situation in which a household finds itself at a particular time and its simultaneous housing conditions. To ascertain which household characteristics are likely to prove an incentive to movement, established households who have moved recently are compared with households who have not moved, bearing in mind that the characteristics of the moving households may have changed since they moved (Table 5.4).

Two features appear to be related to the movement of households since 1960: one is the relative youth of the head of the household (52% of the heads in Greater London who moved as established households and 41% of those outside were below 40 years of age, compared with 14% of households who had not moved in Greater London and 16% outside) and its consequent association with small and large families and the second is the relatively higher income [and its association with the Registrar General's social classes I, II and III (non-manual)] of the moving households.

The evidence in the following section (5.4) suggests that a certain amount of movement is associated with a change in tenure. What are the other characteristics of the accommodation that established households have recently moved into? And does the move result in accommodation which is superior to that of households who did not move or does the move bring the housing conditions of the movers into line with that of the population in general? The details are set out in Table 5.5.

Certainly, outside Greater London, the proportion of owner occupiers and local authority tenants among moving and non-moving households suggest that the move resulted in households conforming to the general pattern of tenure holding—apart from the expected proportion of non-movers who remained in controlled accommodation and the proportion of movers who moved between furnished accommodation units. In Greater London, proportionately fewer of the moving households became owner occupiers and proportionately more moved into furnished accommodation.

Outside Greater London, the results of the move was to improve the amenity standard of the moving household compared with that of the non-moving household—21% of the moving households were without the four main standard amenities compared with 32% of the non-moving households. How-

ever, the move did not result in a density of occupation lower than that for non-movers—although it may be an improvement on the moving household's previous density of occupation.

In Greater London the present amenity standard of the movers differed very little from that of the non-movers (37% compared with 40% respectively were without the four main standard amenities) while proportionately more of the movers were living at a higher density of occupation.

TABLE 5.4.

The household characteristics of established households who had moved in since July 1960, compared with those households who had moved in July 1960 or earlier

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established households	Households who had not moved recently	Established households	Households who had not moved recently
<i>Household type</i>	%	%	%	%
Individuals under 60 years of age	10	4	3	3
Small adult households	18	12	12	10
Small families	28	16	30	16
Large families	17	9	16	12
Large adult families	16	30	17	27
Older small households	11	29	21	32
No answer	*	*	*	*
<i>Age of head of household</i>				
Up to and including 29 years	22	2	14	2
30-39 years	30	12	27	14
40-49 years	19	22	21	22
50-59 years	15	27	16	24
60-69 years	8	20	14	21
70 years or older	5	17	8	18
No answer	1	1	*	*
<i>R.G.'s social class</i>				
I and II	24	20	22	17
III non-manual	16	15	13	9
III—manual	29	32	30	35
IV and V	24	23	25	27
Housewives etc.	7	9	8	11
No answer	1	1	1	1
<i>Weekly income of head of household</i>				
No. who replied to question	624	1,711	617	1,634
	%	%	%	%
Up to £5	5	12	7	16
£5-£7 10s.	5	11	9	12
£7 10s.-£10	8	7	8	10
£10-£12 10s.	13	11	14	15
£12 10s.-£15	20	18	19	17
£15-£20	24	20	24	18
Over £20	25	20	20	12
Sample base	694	1,929	691	1,857

5.3. The previous housing tenure of established households

Table 5.6 shows the previous tenure situation of established households who moved recently, according to their present tenure. Over half the households (56% in Greater London and 57% elsewhere) had moved to accommodation of

TABLE 5.5.

The present housing conditions of established households who moved in since July 1960 compared with households who had moved in July 1960 or earlier

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established households	Households who had not moved recently	Established households	Households who had not moved recently
<i>Type of tenure</i>	%	%	%	%
Owner occupier	36	43	47	48
Local authority tenants	23	21	29	29
Rents privately unfurnished:				
—controlled	—	22	1	15
—not controlled	21	12	13	6
Rents privately furnished	16	2	4	*
Other forms of tenure*	4	1	6	2
<i>Achievement of standard amenities</i>				
Household has sole use of:				
(a) 5 standard amenities	46	43	63	59
(b) standard amenities apart from ventilated larder	16	13	16	9
(c) reduced standard amenities	37	40	21	32
(d) reduced standard apart from ventilated larder				
Household without sole use of hot water to sink or W.C. in or attached to building				
Unclassifiable	1	1	*	*
<i>Density of occupation</i> (persons per habitable room)				
Over 2 persons per room	3	*	*	*
Over 1½ up to 2	6	2	2	1
Over 1 up to 1½	6	5	4	5
No. of persons = no. of rooms	24	16	18	13
0.66-0.99	33	30	33	25
0.50-0.66	16	23	24	26
Below 0.50	12	25	17	30
Unclassifiable	—	—	1	—
Occupies whole of rateable unit	69	80	93	97
Occupies part of rateable unit	31	20	7	3
Sample base	694	1,929	691	1,857

* Mainly rent free

the same tenure as their previous accommodation. This is particularly so among present owner occupiers outside Greater London—two-thirds of them had been owner occupiers of their previous accommodation.

In Greater London, half the present owner occupiers had previously rented their accommodation privately either furnished or unfurnished while 36% of present local authority tenants had also rented their previous accommodation privately. However, 58% of those who had recently moved into local authority accommodation had previously been local authority tenants. Among those who had moved into unfurnished accommodation, over half had previously been in unfurnished accommodation while 38% had moved from furnished accommodation. Movement into furnished accommodation was almost entirely confined to those who had previously rented their accommodation furnished.

TABLE 5.6.

*Those who moved recently:
Established households: their previous and present tenure situation*

GREATER LONDON						
Present Tenure						
	Owner occupier	Local authority tenant	Rented privately		Other types	All types of tenure
			unfurnished	furnished		
<i>Previous tenure situation</i>	%	%	%	%	%	%
Owner occupier	44	3	4	1	—	18
Local authority tenant	5	58	7	—	—	15
Rented privately—unfurnished	34	30	53	7	(70)	32
Rented privately—furnished	16	6	34	86	(20)	30
Rented free	1	2	1	2	(60)	4
Other answers/no answer	2	1	1	4	—	2
Sample base	252	158	145	114	25	694

REST OF ENGLAND AND WALES						
<i>Previous tenure situation</i>	%	%	%	%	%	%
Owner occupier	47	5	12	(10)	(10)	36
Local authority tenant	4	45	9	(5)	(10)	18
Rented privately—unfurnished	29	16	26	(5)	(15)	29
Rented privately—furnished	4	5	12	(66)	(13)	9
Rented free	—	—	7	(5)	(41)	5
Other answers/no answer	1	4	1	(14)	(30)	5
Sample base	324	281	98	29	39	691

Outside Greater London, two-thirds of owner occupiers had previously been owner occupiers while 26% of current owner occupiers had formerly rented their accommodation privately. 45% of current local authority tenants had come from similar accommodation while 41% of such new tenants had come from the privately rented sector. However, among present private tenants, renting unfurnished, 21% said that they had previously been owner occupiers or local authority tenants.

Among all established households in Greater London moving recently, 62% had previously rented their accommodation privately, 18% had been owner occupiers and 15% local authority tenants. Outside Greater London, 36% had been owner occupiers, 38% had previously rented privately while 18% had been local authority tenants.

Informants were asked whether, as a result of their move, their accommodation was better, the same or worse. Details of their replies are given in Table 5.7, analysed according to their type of household. Altogether some three-quarters of the informants (74%) were satisfied with their move—saying that their present accommodation was better. 9% said that it was worse. Older, small households were the group most likely to find their present accommodation "worse" and from section 5.1 this was the group most likely to have "had to leave" their previous accommodation. Large families were, on the whole, most likely to find their present accommodation "better".

To assess which particular housing conditions, if any, might account for this feeling of "worse" among older, small households and "better" among large families, some characteristics of the current housing conditions of these groups were compared (Table 5.8).

Overcrowding is unlikely to be a factor resulting in the feeling that the accommodation was "worse" among older small households and "better" among the large families—all older, small households were living at a density of one or fewer persons per room while proportionately more of the large families (compared with all types of households) were living at the higher densities.

TABLE 5.7.

*Those who moved recently:
Established households: Opinions about the result of the move
according to the type of household*

GREATER LONDON							
	Type of Household						All types of households
	high-rise under 60 years	Small adult households	Small families	Large families	Large adult families	Older small families	
Sample base	70	125	191	121	111	34	696*
Would you say that as a result of the move, your accommodation is:	%	%	%	%	%	%	%
better	63	99	81	83	77	57	76
same	23	8	8	7	13	19	11
worse	9	10	10	7	10	16	10
can't say/don't know	5	2	1	3	1	8	2
REST OF ENGLAND AND WALES							
Sample base	19	84	204	114	120	147	691*
Would you say that as a result of the move, your accommodation is:	%	%	%	%	%	%	%
better		69	78	85	66	67	74
same		14	11	9	23	13	14
worse		10	10	6	8	12	9
can't say/don't know		7	2	—	3	8	4
ALL ENGLAND AND WALES							
Would you say that as a result of the move, your accommodation is:	%	%	%	%	%	%	%
better		72	75	85	68	66	74
same		13	10	9	22	13	13
worse		10	8	6	9	12	9
can't say/don't know		6	2	—	3	8	4

* Includes 2 units in Greater London and 3 in the rest of England and Wales which were unclassifiable with respect to household type.

Under-occupation might have been a factor but as we have seen in Chapter 3, under-occupation was unlikely to be associated with feeling of dissatisfaction about accommodation.

In Greater London, neither older, small households nor large families were more likely than the total of all households to be in accommodation which was deficient in the standard amenities. This was probably related to their greater likelihood of being in owner occupied and local authority (particularly local authority) accommodation. Outside Greater London, proportionately more of the older, small households did lack one or more of the standard amenities and proportionately more were in privately, rented accommodation which tended to be deficient in these amenities. Proportionately more of the large families, on the other hand, were in local authority accommodation which tended to be of a higher standard.

5.4. Households who moved into accommodation built July 1960 or since compared with those who moved into accommodation built earlier

There was little difference in the proportion of new and established households who had moved into accommodation built since 1960 (Table 5.9); a slightly higher proportion of the established households were in new accommodation.

TABLE 5.8.

Those who moved recently:
The housing conditions of established households who moved recently
according to whether they were large families or older small households

	GREATER LONDON			REST OF ENGLAND AND WALES		
	Household Type			Household Type		
	Large families	Older small households	All households	Large families	Older small households	All households
<i>Type of Tenure</i>	%	%	%	%	%	%
Owner occupier	36	30	36	44	40	47
Local authority tenant	34	42	23	40	34	29
Rents privately unfurnished	16	20	21	11	20	14
Rents privately furnished	4	7	16	1	1	4
Other forms of tenure*	11	11	4	4	6	6
<i>Achievement of standard amenities</i>						
Household has safe use of:						
(a) 5 standard amenities	56	59	46	68	59	63
(b) standard amenities apart from ventilated ladder	13	9	16	15	15	16
(c) reduced standard amenities						
(d) reduced standard apart from ventilated ladder	31	31	37	18	26	21
Household without safe use of hot water to sink or W.C. or attached to building						
Unclassifiable	—	—	1	—	—	*
<i>Density of occupation</i> (persons per habitable room)						
Over 2 persons per room	5	—	3	1	—	4
Over 1½ up to 2	14	—	6	9	1	2
Over 1 up to 1½	17	—	6	17	—	5
Number of persons = number of rooms	30	18	24	40	8	13
£ 66-0-99	33	18	33	31	17	33
£ 35-0-66	2	35	16	3	30	24
Below £ 35	—	30	12	—	44	17
Unclassifiable	—	—	—	—	—	1
Sample base†	121	74	694	114	145	691

* Mainly rent free.

† Established households who moved recently.

TABLE 5.9.

Those who moved in recently:
The proportion of new and established households in accommodation
built since 1960 or before

	GREATER LONDON		REST OF ENGLAND AND WALES	
	New households	Established households	New households	Established households
	%	%	%	%
Accommodation built:				
July 1960 or since	13	16	27	30
Before July 1960	87	84	73	70
Sample base	173	694	183	691

For each type of household living in new or older accommodation, the characteristics of the household varied (Table 5.10). Proportionately more of the established households living in new rather than old accommodation were large families or older, small households—possibly those in local authority accommodation—and proportionately more of the heads of these households had incomes in the £5-£7 10s. 0d. or the £15 and over range. Although numbers are small, it would appear that proportionately more of the new households in new accommodation were small families and the heads of the households were more likely to have higher incomes than those in older accommodation.

TABLE 5.10.

*Those who moved in recently:
The characteristics of households according to whether the household
was established or new and according to whether the accommodation
moved into was built before or after July 1960*

	GREATER LONDON				REST OF ENGLAND AND WALES			
	Established households		New households		Established households		New households	
	Accommodation built		Accommodation built		Accommodation built		Accommodation built	
	Before July 1960	July 1960 or since	Before July 1960	July 1960 or since	Before July 1960	July 1960 or since	Before July 1960	July 1960 or since
<i>Household type</i>	%	%	%	%	%	%	%	%
Individuals under 60 years	11	6	11	—	3	2	3	—
Small adult households	19	14	45	(48)	13	11	37	38
Small families	29	23	32	(35)	29	33	35	50
Large families	17	21	1	(9)	18	13	8	2
Large adult families	16	16	7	—	18	16	4	2
Older small households	9	19	5	(9)	19	23	8	6
Unclassifiable	*	1	—	—	*	*	1	2
Sample base	586	108	150	23	482	209	134	49
<i>Income of head of household</i>	%	%	%	%	%	%	%	%
Up to £5	5	4	1	(9)	3	3	3	4
£5 up to £7 10s	5	8	2	(4)	7	12	6	2
£7 10s up to £10	8	5	8	(4)	9	6	8	—
£10 to £12 10s	13	9	18	(9)	17	7	17	—
£12 10s to £15	21	15	26	(22)	23	11	26	23
£15 to £20	23	29	26	(30)	21	29	27	35
£20 and over	25	30	17	(26)	16	27	8	36
Sample base*	522	98	143	23	429	190	118	48

* Those replying to income question.

5.5. Households trying to move house

Estimates of the demand for accommodation have to be distinguished from estimates of need. Demand implies the active pursuit of accommodation and the availability of means to make the demand effective. The need for accommodation carries implications of an overall standard of housing (whether of space, age, availability of amenities and so on) and households falling below this standard are considered as being in need of alternative accommodation. Both these aspects of the potential movement of households need to be distinguished from the desire for alternative accommodation which may or may not be related to demand or need.

In this section, we consider, within the limited scope imposed by the sample size, the demand for accommodation as demonstrated by the active seeking of alternative accommodation (the economic aspects have had to be ignored) and the possible maximum need for additional accommodation, if we set up as the standard the need for separate family units† to be housed in separate accommodation units. This may or may not be a realistic standard (some family units may not desire separate accommodation) but it does set an upper limit to the shortage (if any) of the total number of accommodation units available for private housing.

It is obvious from this brief discussion that an investigation of the potential movement of households needs to be approached as a subject on its own and the initial sample size would need to be larger than could be investigated if housing conditions were to be included in the same study.

The estimated number of whole households and groups of individuals said to be actively looking for accommodation at the time of interview is given in Table 5.11.

† Defined subsequently.

TABLE 5.11.

*Intending moving households/groups;
Estimated number of households containing people trying to move*

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Estimated number (000s)	%	Estimated number (000s)	%	Estimated number (000s)	%
Households containing no one trying to move	2,238	83.3	10,843	89.5	13,102	88.4
Households containing people trying to move:						
as one group	381	14.2	1,119	9.2	1,500	10.1
Dividing:						
into 2 groups both moving	5	1.9	4	1.3	9	1.4
into 2 groups one moving	44		153		197	
into 3 groups, all moving	1		—		1	
No answer	19	0.7	—	—	19	*
All existing households	2,619	100.0	12,138	100.0	14,828	100.0
Maximum number of additional households [†]	51		157		208	
Maximum number of households seeking accommodation [‡]	432		1,276		1,706	

* No allowance is made for double counting, i.e. two individuals from different households each leaving their present household but joining together to form one household.

† This assumes that households moving as one group would not be joined by individuals or groups splitting from other households.

In Greater London, 14% of the households were said to be actively looking for accommodation which would allow them to move as one group. A further 2% (approximately) of the households were either splitting up and each group was looking for suitable accommodation or part of the existing household was looking for accommodation. Outside Greater London, a slightly lower proportion of households were trying to move or contained groups trying to move: 9% of all households were trying to move as one group and about 1% contained groups trying to move.

Assuming that each group moving would set up as a separate household and would not be joined by a person or group from another household,[‡] the maximum number of additional households to be formed in England and Wales is approximately 200,000. In the same way, assuming that households moving as one group were not to be joined by individuals or groups splitting from other households, the maximum number of households (including new households) actively seeking new accommodation is of the order of 1,700,000.

For households outside Greater London, the data was analysed in terms of family units to obtain an estimate of the number of possible concealed households which exist within the overall definition of a household. For example, married children living with a parent and being catered for by that parent, could be said to constitute a potentially separate household and, given suitable housing conditions, might actually form a separate household. However, no account is taken of adult children who have never married but who might wish to form separate households if suitable housing were available.

Such an analysis carried out purely in terms of the composition of households takes no account of the wishes of individuals or groups to form separate households and can only provide an estimate of the maximum number of such potential households—a maximum which may well be in excess of the actual number of separate households which would be formed even if given suitable conditions. It also excludes the possibility of a number of such units joining

‡ This is not the realistic assumption since one of the main reasons for an individual to split off from an existing household is to marry, when, presumably, he/she would be joined by an individual from another household. Nevertheless, this does set an upper limit to the number of additional households to be formed.

together. On the assumption that each of these separate concealed households would require separate accommodation, an estimate of the number of additional accommodation units required can be made.

A family unit is defined as a married couple without children or with never married children or a lone parent with never-married children. Individuals aged 18 or over but not part of families also constitute family units, e.g. lone parents without children and unmarried relatives.

Analysing households living outside Greater London in these terms, the results are given in Table 5.12.

TABLE 5.12.
*Estimated number of households of different composition in
England and Wales outside Greater London*

	REST OF ENGLAND AND WALES		
	Existing Households		Additional Household Units Estimated No.
	Estimated Number	%	
	(000s)		(000s)
Households consisting of:			
One family	8,983	74.0	—
Two families	196	1.6	196
One individual	1,606	13.2	—
Two or more individuals	412	3.4	450
One family and one individual	872	7.2	872
One family and more than one individual	51	0.4	60
Two families and one individual	4	*	8
Other combination/can't tell	15	0.1	2
All households = 100%	12,139	100.0	—
Maximum number of additional households*	—	—	1,588

* Assuming that groups of "two or more" contained on average, nearer two units.

Outside Greater London 87% of households contained either one family unit or one individual. The remaining households consisted of multiple family units or individuals. If all the family units were to separate, this would create some 200,000 additional households. If all the individuals were to separate as well, the number of additional households formed would reach some 1,600,000. If adult children who have never married were also to be regarded as potential households, the number would be even higher, but it is probably unrealistic to envisage such extensive splintering of households.

5.6. *The present housing and personal characteristics of households trying to move as one group*

As with households who have moved recently, it is to be expected that both family circumstances and housing conditions influence households who are trying to move as one group. How different, then, are these conditions for whole households trying to move compared with those households in which no one was trying to move?

Table 5.13 sets out the differences in certain household characteristics for these two groups.

TABLE 5.13.

The household characteristics of households trying to move as one group compared with those of households in which no one was trying to move

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Households trying to move as one group	Households in which no one was trying to move	Households trying to move as one group	Households in which no one was trying to move	Households trying to move as one group	Households in which no one was trying to move
Sample base	401	3,393	258	2,508	—	—
Estimated number (000s)	331	2,239	1,419	10,863	1,900	13,002
<i>Household type</i>	%	%	%	%	%	%
Individuals under 60 years of age	6	6	4	3	4	4
Small adult households	17	16	10	13	12	13
Small families	29	19	31	21	31	20
Large families	14	10	18	12	17	11
Large adult families	13	23	12	26	13	24
Older small households	22	33	24	28	24	27
No answer	—	*	—	—	—	—
<i>Age of head of household</i>						
Up to and including 29 years	23	9	14	8	16	8
30-39 years	23	17	25	17	25	17
40-49 years	17	21	18	24	18	21
50-59 years	14	23	17	21	17	21
60-69 years	16	16	15	19	15	18
70 years or older	9	14	10	15	10	15
No answer	*	1	—	*	*	*
<i>Weekly income of head of household</i>						
Number who replied to question	383	2,123	246	2,406	—	—
Up to £5	9	10	13	15	12	13
£5-£7 10s.	8	9	8	10	8	11
£7 10s.-£10	8	7	9	8	9	8
£10-£12 10s.	13	12	18	13	17	13
£12 10s.-£15	27	18	15	16	18	18
£15-£20	20	22	22	18	21	20
£20 and over	15	23	15	14	15	16

As we found when comparing households who had moved recently compared with those who had not moved, proportionately more of the households trying to move, like recent movers, were small or large families and proportionately more of their heads were below 40 years of age. However, in Greater London, heads of households with incomes in the upper ranges (£15 per week or more) were less frequent among intending movers and proportionately more had incomes in the middle range, particularly £12 10s. 0d. to £15 per week.

Outside Greater London, proportionately more of those households trying to move had heads where income was £10 to £12 10s. 0d. per week. However, proportionately more of them were also in the £15 to £20 per week income group and there was no evidence to suggest that they were less likely than the non-moving households to have incomes of £20 or above.

What, then, were the housing condition which households trying to move or one group wanted to leave? Details are given in Table 5.14.

Proportionately fewer of the households trying to move were owner occupiers; more of them were renting privately, particularly uncontrolled, unfurnished and furnished accommodation. The amenities available to them were more likely to be less than the standard and proportionately more of these households trying to move were living at a higher density than those households in which no one was trying to move.

It has been said that the tenancy of local authority or controlled accommodation inhibits the mobility of households. To see to what extent such

TABLE 5.14.

The present housing conditions of households trying to move as one group compared with those of households in which no one was trying to move

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	Households trying to move as one group	Households in which no one was trying to move	Households trying to move as one group	Households in which no one was trying to move	Households trying to move as one group	Households in which no one was trying to move
Sample base	401	2,303	258	2,308	—	—
Estimated number (000s)	381	2,239	1,119	10,863	1,900	11,102
Type of tenure	%	%	%	%	%	%
Owner occupier	19	44	26	59	24	49
Local authority tenant	19	21	31	27	28	26
Rents privately unfurnished						
—controlled	18	14	14	10	15	11
—not controlled	25	14	18	8	20	9
Rents privately furnished	17	5	6	1	9	2
Other forms of tenure*	2	2	4	3	3	3
Achievement of standard amenities						
Household has sole use of:						
(a) 5 standard amenities	29	46	50	60	45	56
(b) standard amenities apart from a ventilated larder	8	15	10	11	10	12
(c) reduced standard amenities						
(d) reduced standard apart from ventilated larder	60	38	40	28	45	30
Household without sole use of hot water to sink or W.C. in or attached to building						
Unclassifiable	2	1	—	*	*	*
Density of occupation (persons per habitable room)						
Over 2 persons per room	5	4	2	*	2	*
Over 1½ up to 2	10	2	3	1	4	1
Over 1 up to 1½	13	4	11	4	11	4
No. of persons = no. of rooms						
0-65-0-99	21	18	18	13	19	14
0-50-0-65	21	31	26	27	25	28
Below 0-50	12	32	19	27	18	26
Unclassifiable	16	21	21	28	20	27
Occupies the whole of a rentable unit	—	—	*	*	*	*
Occupies part of a rentable unit	62	78	91	96	84	93
	38	22	9	4	16	7

* Mainly rent free.

tenancies limit the attempts of households to move, the proportion of households trying to move as one group is presented in relation to the households' present tenure (Table 5.15).

If a local authority tenancy or the tenancy of controlled accommodation deterred its occupants from trying to move, the proportion of such tenants trying to move would be lower than that for households occupying their accommodation under other forms of tenure. Certainly the data from Table 5.15 indicates that owner occupiers were the tenure group least likely to be trying to move. Proportionately fewer of the local authority tenants and tenants in controlled accommodation were trying to move compared with tenants in other types of privately rented accommodation but compared with all households, in general, those in local authority and controlled accommodation were no less likely to be trying to move. Whether they are more likely to be prevented from doing so is another matter and in a following section (5.8), Table 5.23 does suggest that although trying to move, local authority tenants may have difficulty in doing so.

TABLE 5.15.

The percentage of each tenure category trying to move as one group

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Per cent trying to move as one group	Sample base	Per cent trying to move as one group	Sample base
<i>Tenure</i>				
Owner occupier	6%	1,156	5%	1,332
Local authority tenant	13%	586	10%	783
Rents privately unfurnished				
controlled	17%	427	12%	302
uncontrolled	23%	447	19%	249
Rents privately furnished	34%	206	31%	51
All households	14%	2,872	9%	2,802

5.7. *The type of accommodation sought by intending movers (outside Greater London only)**

Presumably, households trying to move would ideally be looking for accommodation with a reasonable standard of amenity. Therefore, direct questions were asked about only two aspects of the accommodation they were seeking: the tenure and the number of bedrooms required. The data is only available for the area outside Greater London.

60% of all groups trying to move and 62% of households trying to move as one group would want to rent their new accommodation. A further 4% and 3%, respectively, had no preference (Table 5.16).

TABLE 5.16.

*Groups trying to move
Tenure required (outside Greater London, only)*

	REST OF ENGLAND AND WALES	
	Households trying to move as one group	All groups trying to move
	%	%
Would you want to:		
rent	62	60
buy	31	33
either	4	3
No answer	3	4
Sample base	258	294

About a third (31%) of those wanting to rent or having no preference would be willing to pay a maximum weekly rent (including rates) of between £2 and £2 10s. 0d. The remainder were almost equally divided between those willing to pay a rent lower or higher than this amount.

* The comparable information was not available for the 1963 investigation in Greater London.

TABLE 5.17.

Groups trying to move
The maximum rent that potential tenants would be willing to pay*
(outside Greater London, only)

Maximum rent	%
Less than £1	2
£1 but less than £1 10s.	13
£1 10s. but less than £2	15
£2 but less than £2 10s.	31
£2 10s. but less than £3	12
£3 but less than £3 10s.	12
£3 10s. but less than £4	3
£4 but less than £4 10s.	3
£4 10s. or more	2
Don't know/no answer	7
Sample base*	186

* Those who would want to rent or have no preference.

Preferences for renting or buying were, of course, associated with the present tenure of the households trying to move. The details for households trying to move as one group are given in Table 5.18.

TABLE 5.18.

Households trying to move as one group
Tenure required according to present tenure (outside Greater London, only)

	REST OF ENGLAND AND WALES			
	Present tenure			All households moving as one group
	Owner occupier	Local authority tenants	Rents privately†	
Would you want to:	%	%	%	%
rent	16	86	72	62
buy	76	5	22	31
either	6	5	2	4
No answer	1	4	5	3
Sample base	67	81	110	258

† All types.

Of those who were owner occupiers at the time of interview, 76% were looking for accommodation to buy and a further 6% had no preference. Of those renting their accommodation, whether from a local authority or privately, the majority (86% and 72% respectively) would want to rent.

Similarly, the desire for renting is associated with those heads of households whose incomes were more likely to be in the lower ranges (Table 5.19) and who tended to be in the older age groups (Table 5.20).

The majority of those wanting to buy their accommodation had income of £15 or more whereas over half those trying to move and wanting to rent had incomes below £12 10s. 0d. per week.

51% of those wanting to rent their accommodation were, in fact, 50 or more years of age and presumably, even if they wanted to purchase (and this was their first purchase of a house) they would have some difficulty in obtaining a mortgage. On the other hand, over half (52%) of those wanting to buy their accommodation were below 40 years of age.

The number of bedrooms in the accommodation required by all groups trying to move is given in Table 5.21.

TABLE 5.19.

Households trying to move as one group
The incomes of the head of the household in relation
to preferences for renting or buying

REST OF ENGLAND AND WALES			
	Those wanting to rent	Those wanting to buy	All households trying to move as one group
<i>Weekly income of head of household</i>	%	%	%
Up to £5	15	3	13
£5-£7 10s.	11	1	8
£7 10s.-£10	13	3	9
£10-£12 10s.	23	9	18
£12 10s.-£15	19	9	15
£15-£20	15	38	22
£20 and over	3	34	15
Sample base*	156	74	245

* Those who replied to the income question

TABLE 5.20.

Households trying to move as one group
The ages of the heads of the households in
relation to preferences for renting or buying

REST OF ENGLAND AND WALES			
	Those wanting to rent	Those wanting to buy	All households trying to move as one group
<i>Age of head of household</i>	%	%	%
Up to and including 29 years	11	17	14
30-39 years	22	35	25
40-49 years	16	20	18
50-59 years	19	14	17
60-69 years	21	5	15
70 years or older	11	8	10
Sample base	160	79	258

TABLE 5.21.

All groups trying to move
Number of bedrooms required in relation to preferences for renting or buying

REST OF ENGLAND AND WALES			
	Those wanting to rent	Those wanting to buy	All groups trying to remove
<i>No. of bedrooms required:</i>			
1	19	1	13
2	35	31	33
3	40	59	45
4	5	9	6
No answer	1	—	3
Sample base	176	97	294

Groups wanting to rent their accommodation were more likely to require fewer bedrooms than those who wanted to buy: 54% of those wanting to rent said that they required one or two bedrooms compared with 32% of those wanting to buy. It may well be that those wanting to rent—the heads of the households tending to be in the older age groups—have adult families who have left the parental home. Of all groups trying to move 46% said that they required one- or two-bedroom accommodation.

5.8. *Recent and potential movers compared*

Apart from estimates of the amount of household movement, perhaps the most valuable contribution to a study of the movement of households is an assessment of the factors which promote or inhibit the effectiveness of demand. What is it that distinguishes those households who do move from those who would like to move but do not or cannot translate their wishes into effective action? Such a problem demands a full-scale study of its own.* The data on the current survey lends itself only to a preliminary investigation of the problem.

Apart from those households who had to move at short notice and those households who are trying to move but had not yet found suitable accommodation at the time of the interview, the group of households who had moved in the recent past should be comparable to those households actively trying to move except that they had been in a position to make their demands effective. By comparing the characteristics of these two groups, some guide to the factors which distinguish them would become apparent and produce some guide to factors making for effective demand.

In this section, the household and housing characteristics of those established households who had moved into their accommodation since July 1960 are compared with those of households actively trying to move as one group at the time of the interview. One further factor qualifying the value of this comparison in the present study is the difference in the time interval considered for recent and potential movers. Recent movers are defined as those moving since July 1960—an interval of almost four and a half years—while potential movers are defined as actively trying to move "at the moment". Factors influencing the housing situation and the pressure to move house four and a half years prior to the interview may well be different from those existing at the time of the interview. Also the family circumstances when households had moved may well have changed by the time the details were obtained. Nevertheless, the results are presented as some guide to the differences between these groups. Certain differences appear when the previous tenure of established households who had moved recently is compared with the present tenure of households trying to move as one group.

In Greater London, the tenure pattern of the two groups was very similar and this could be taken as a tentative corroboration of the basic similarity of at least one of the housing characteristics of these groups: households who had moved recently had left accommodation of a tenure similar to that which potential movers were trying to leave. One difference is that the group of potential movers contained proportionately more households who were currently living in local authority housing. This disproportion of local authority tenants trying to move was even greater among households outside Greater London. This may be one of the factors inhibiting effective action: households in local

* *Studies of Effective Demand for Housing* U.N. 1963, ST/ECE/HOU/10, particularly the "Country Monograph for the United Kingdom" by E. Rutland.

TABLE 5.22.

The PREVIOUS tenure of established households who had moved recently compared with the PRESENT tenure of households trying to move as one group

<i>Type of tenure</i> (previous or present)	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established households who moved recently	Households trying to move as one group	Established households who moved recently	Households trying to move as one group
	%	%	%	%
Owner occupier	18	19	36	26
Local authority tenure	15	19	18	31
All types of private renting	67	62	46	42
Sample base	694	401	691	258

authority accommodation who want to move may find it difficult either to change from one type of local authority accommodation to another or, presumably, to find accommodation of a similar or better standard and cost (in relation to their own financial resources) in other sectors of the housing market.

A comparison of the present housing conditions of the established households who moved recently and households trying to move as one group gives some indication of the aspirations in terms of housing standard of households trying to move (Table 5.23). Certainly a better standard of amenity than enjoyed at present is required and a lower density of occupation although proportionately more households trying to move are living at the *lowest* density (probably the older, small households) than are households who have actually moved. Changes in tenure situation are probably also desired but it is doubtful whether potential movers desire to be owner occupiers to the same extent as households who moved recently since, when asked the question directly, only 31% of households outside Greater London trying to move said that they wanted to buy their accommodation, compared with the 47% of recent movers who had, in fact, become owner occupiers.

Perhaps the most operative limit to the effectiveness of a household's demand for alternative accommodation lies in its characteristics. Table 5.24 examines the differences between recent and intending movers on three attributes: the type of household, the age and the income of the head of the household.

Proportionately more of the recent compared with the intending movers were large families (in Greater London) or adult households. In Greater London, particularly, proportionately more of the potential movers were older, small households. This is reflected in the age of the head of the household: a greater proportion of the potential movers were in the older age groups. A comparison of income groups suggest that those with the higher incomes were most able to make their demand for housing effective. Proportionately more of the potential movers are in the lowest income group (possibly, the older smaller household) or in the higher ranges of the middle income groups (£12 10s. 0d. to £15 in Greater London and £10 to £12 10s. 0d. in the rest of the country). It would seem that it is the older, smaller household with low incomes or the household whose head has an income in the higher ranges of the middle income groups who are likely to have difficulty in making their demands effective.

TABLE 5.23.

The present housing conditions of
 (i) established households who moved recently; (ii) households trying to move as one group

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established households who moved recently	Households trying to move as one group	Established households who moved recently	Households trying to move as one group
<i>Type of tenure</i>	%	%	%	%
Owner occupier	36	19	47	26
Local authority tenant	23	19	29	31
Rents privately unfurnished:				
—controlled	—	18	1	14
—not controlled	21	25	13	18
Rents privately furnished	16	17	4	6
Other forms of tenure*	4	2	6	4
<i>Achievement of standard amenities</i>				
A.U. has sole use of:				
(a) 5 standard amenities	46	29	63	50
(b) 5 standard amenities apart from ventilated larder	16	8	16	10
(c) "reduced standard"	37	60	21	40
(d) "reduced standard" apart from ventilated larder				
A.U. without sole use of hot water to sink and attached W.C.	1	—	*	—
Unclassifiable	1	—	*	—
<i>Density of occupation</i> (persons per habitable room)				
Over 2 persons per room	3	5	*	2
Over 1½ up to 2	6	10	2	3
Over 1 up to 1½	6	13	4	11
No. of persons = no. of rooms	24	23	18	18
0.66-0.99	33	21	33	26
0.50-0.66	16	12	24	19
Below 0.50	12	16	17	21
Unclassifiable	—	—	1	*
Sample base	694	401	691	258

* Mainly rent free.

5.9. *Intentions to move as a measure of actual movement and the household circumstances of those who appeared not to have moved (outside Greater London only)*

In 1960, the informant was also asked whether the household was trying to find accommodation "at the moment" or whether the whole household was trying to move. For those accommodation units in which the whole household had succeeded in moving, the present occupants should have moved in during the latter part of 1960 or subsequently. Those households who had not succeeded in moving would in 1964, have said that they had moved into their accommodation during the first half of 1960 or earlier. Thus, by a consideration of the answers given to the question of the date at which the household moved into its present accommodation, the results of intentions to move in 1960 can be assessed. The main limitation to the reliability of such an analysis lies in the non-responding units—either in 1960, 1964 or in both years. The estimate for the non-response to the question of intentions to move in 1960 is included in the popula-

TABLE 5.24.

The household characteristics of established households who moved recently and households trying to move as one group

	GREATER LONDON		REST OF ENGLAND AND WALES	
	Established households who moved recently	Households trying to move as one group	Established households who moved recently	Households trying to move as one group
<i>Household type</i>	%	%	%	%
Individuals under 60 years of age	10	6	3	4
Small adult households	18	17	12	10
Small families	28	29	30	31
Large families	17	14	16	18
Large adult households	16	13	17	12
Older small households	11	22	21	24
No answer	*	—	*	—
<i>Age of head of household</i>				
Up to and including 29 years	22	23	14	14
30-39 years	30	23	27	25
40-49 years	19	17	21	18
50-59 years	15	14	16	17
60-69 years	8	14	14	15
70 years or older	5	9	8	10
No answer	1	*	*	—
Sample base	694	401	691	258
<i>Weekly income of head of household</i>				
No. who replied to question	624	383	617	246
Up to £5	5	9	7	13
£5-£7 10s.	5	8	9	8
£7 10s.-£10	8	8	8	9
£10-£12 10s.	13	13	14	18
£12 10s.-£15	20	27	19	15
£15-£20	24	20	24	22
£20 and over	25	15	20	15

tion estimate and it will be assumed that such units have been affected since 1964 in the same ways as the responding units. For the units responding in 1960 but who did not reply in 1964, to the date of moving to the present accommodation, two estimates are given: one assuming that these units conformed to the pattern of responding units and, second, assuming that all such units had moved in since 1960, i.e. giving maximum figure for the proportion of households who, having said that they intended to move, had appeared to have done so. A further assumption is made that all units since demolished, vacant or made ineligible contained, in 1960, only one household. This is not an unreasonable assumption for the area outside Greater London. The analysis is confined to the area outside Greater London since the 1963 data did not lend itself easily to such a comparison.

Thus, of the households who, in 1960, said that they intended to move as one group, between 60% and 70% had appeared to have done so. What, then, are the particular characteristics, if any, of the group who had intended to move but who had, apparently, either changed their minds or had been prevented from moving. Table 5.26 presents some of the household characteristics of this group compared with the population, in general, in 1964. It should be emphasised that the characteristics being considered are those existing in 1964 and these may differ from 1960 when the household were actually trying to move.

TABLE 5.25.

*Households who intended to move as one group in 1960:
the proportion who had appeared to have moved by the end of 1964
(outside Greater London, only)*

	REST OF ENGLAND AND WALES	
	Estimated number (000s)	%
(1) <i>Estimate assuming non-response conforms to response</i>		
Households intending to move as one group in 1960	1,272	100.0
Accommodation units now demolished/ineligible/vacant	200	15.7
Households who said they moved in:		
July 1960 or since	561	44.1
Before July 1960	499	39.2
No answer	12	0.9
All households who appeared to have moved as one group	761	59.8
(2) <i>Estimate assuming that all non-response units had moved in August 1960 or since</i>		
Households intending to move as one group in 1960	1,272	100.0
Accommodation units now demolished/ineligible/vacant	200	15.7
Households who said they moved in:		
July 1960 or since	671	52.8
Before July 1960	393	30.9
No answer	8	0.6
All households who appeared to have moved as one group	871	68.5

TABLE 5.26.

*Households who had intended to move in 1960 but appeared
NOT to have done so: some household characteristics*

	REST OF ENGLAND AND WALES	
	Households intending to but not moving	All households
<i>Household type (in 1964)</i>	%	%
Individuals under 60 years of age	6	3
Small adult households	15	12
Small families	21	21
Large families	15	12
Large adult families	20	23
Older small households	23	27
<i>Age of head of household (1964)</i>		
Up to 29 years	1	8
30-39 years	19	18
40-49 years	18	21
50-59 years	37	21
60-69 years	17	18
70 years or over	6	14
Unclassifiable	2	*
Sample base	89	2,802
<i>Weekly income of head of household (in 1964)</i>		
Number who replied to the question	77	2,483
Up to £5	13	14
£5-£7 10s.	8	10
£7 10s.-£10	11	9
£10-£12 10s.	18	14
£12 10s.-£15	19	18
£15-£20	19	20
£20 and over	12	15

Compared with the population of households, households who said that they intended to move in 1960 but did not appear to have done so, were more likely to have heads with incomes in the middle ranges (£7 10s. 0d. to £15) and to be between 50 to 59 years of age.

5.10. Summary

1. Outside Greater London, the annual rate of movement between 1960 and 1964 was some 9%–10% of households. In Greater London, the rate appeared to be somewhat higher. (5.1)

2. The main reason given by established households in Greater London for moving were (in descending order of frequency of mention) lack of room, compulsion to vacate and reasons relating to jobs and the desire for independence. Outside Greater London, reasons relating to jobs took precedence. (5.1)

3. In Greater London, 28% of the established households who had moved recently were small families and 52% of the household heads were below 40 years of age. 46% of the new households moving recently were small adult households and 32% were small families. 60% of the heads of households were below 30 years of age. Outside Greater London, 30% of the established households were small families; 40% of the new households were also small families while 37% of the new households were small adult households. (5.1)

4. In Greater London, 36% of the established households had moved into owner occupied accommodation and 21% into uncontrolled, privately rented, unfurnished accommodation. 23% of established households had become local authority tenants compared with 11% of new households. 32% of new households had become owner occupiers, 31% tenants of privately rented unfurnished (uncontrolled) accommodation and 23% into furnished accommodation. Outside Greater London, 47% of established households and 52% of new households had moved into owner occupied accommodation. 29% of established households had become local authority tenants while 21% of new households had moved into privately rented, unfurnished (uncontrolled) accommodation. (5.1)

5. Proportionately more of the new households had moved into accommodation deficient in the standard amenities. (5.1)

6. Comparing established households who moved 1960–1964 with those who had not moved in this period, two features appear to be related to the movement of households: the relative youth of the head of the household and his higher income. (5.2)

7. In terms of accommodation, the movement of established households resulted in these households conforming to the general pattern of tenure holding—especially outside Greater London. In Greater London, a higher proportion of the established households than non-moving households were in furnished accommodation at the time of the interview. (5.2)

8. Over half the established households had moved into accommodation of the same tenure as their previous accommodation. (5.3)

9. In Greater London, 44% of the present owner occupiers had previously been owner occupiers; 50% had previously rented privately. 58% of present local authority tenants had previously been local authority tenants; 36% had previously rented privately. 86% of those now in furnished accommodation had previously rented furnished. Outside Greater London, 67% of current owner occupiers had been so previously; 26% had rented privately, 45% of local

authority tenants had previously been local authority tenants while 41% had rented privately. (5.3)

10. 74% of established households considered that, as a result of the move, their accommodation was "better"; 9% said it was "worse". Older, small households were the group most likely to find their present accommodation "worse". This may be related to greater proportion of such older, small households in privately rented accommodation with its associated lack of amenities. (5.3)

11. Established households in new rather than old accommodation were more likely to be large families or older, small households. New households in new rather than older accommodation would seem more likely to be in the highest income group. (5.4)

12. At the time of interview, a maximum of 1,700,000 households or groups were said to be actively seeking accommodation. Of these, a maximum of 200,000 were potentially new households. 14% of existing households in Greater London and 9% in the rest of the country were trying to move as one group. (5.5)

13. If it is assumed that separate dwellings are required where two or more families form one household, about 200,000 extra dwellings would be needed. In addition there was a very large number of individual adults some of whom might require or demand separate dwellings. (5.5)

14. Compared with households in which no one was trying to move, households trying to move as one group were more likely to be small or large families and proportionately more of their heads were below 40 years of age. However, in Greater London, 27% of households trying to move as one group had heads with an income of between £12 10s. 0d. and £15 compared with 18% of households in which no one was trying to move while 35% had incomes of £15 or more compared with 45% of non-moving households. (5.6)

15. 24% of households trying to move as one group were owner occupiers compared with 49% of non-moving households, while 20% were private tenants renting unfurnished, uncontrolled accommodation (compared with 9% of non-moving households). (5.6)

16. Proportionately more of the households trying to move had amenities below the standard and more were living at a higher density. (5.6)

17. Compared with households in other forms of rented accommodation, proportionately fewer of the local authority tenants and tenants in controlled accommodation were *trying* to move, but compared with owner occupiers, proportionately more were *trying* to move. (5.6)

18. 60% of all groups trying to move (62% of households trying to move as one group) would want to rent their accommodation and approximately one-third of these groups would be willing to pay a rent of £2 to £2 10s. 0d., inclusive of rates (outside Greater London only). The proportion of groups wanting to rent was higher for those renting now, for those with lower incomes and for those households whose heads were in the higher age groups. (5.7)

19. Of all groups trying to move, 46% said that they required one- or two-bedroom accommodation. (5.7)

20. In Greater London, households who had moved recently had left accommodation of a tenure similar to that which potential movers were trying to leave. Outside Greater London, proportionately more trying to move were local authority tenants compared with those who had in fact moved recently. (5.8)

21. Comparing the household characteristics of established households who moved recently with households trying to move as one group, proportionately more of the households who moved recently were large adult households and in Greater London, large families. They were less likely to be older, small households, and therefore, less likely to have heads in the older age groups. (5.8)

22. A comparison of the income of the heads of the households of these two groups suggests that proportionately more of the households trying to move had incomes in the higher ranges of the middle income groups: £12 10s. 0d. to £15 in Greater London and £10 to £12 10s. 0d. in the rest of the country. (5.8)

23. Of households outside Greater London who, in 1960, said that they were trying to move at the time of interview between 60% and 70% had appeared to have moved by the end of 1964. Households who said that they intended to move but appeared to be still in the same accommodation were more likely than the population, in general, to have heads of households with income in the middle ranges and to be between 50-59 years of age (in 1964). (5.9)

PART B

The Rateable Units

In this section we are concerned with the stock of buildings available for private housing. As we have noted in the "Introduction" the stock of rateable units is not synonymous with the stock of buildings, but because the overall differences are likely to be small* and for reasons of sampling convenience, we will consider the stock of rateable units as forming the basis for estimating the number of buildings available to house families.

6.1. *Changes in the stock of rateable units available for private housing 1960-1964*

The housing situation is rarely static. Since the last national survey in 1960, rateable units have been demolished or converted to non-private use, new ones have been built and a small number have been sub-divided to form more than one rateable unit or merged with other rateable units to reduce the number of rateable units available for private housing. In arriving at estimates of the size of the change in the number of rateable units available for private housing, we have considered all these kinds of change apart from the number of sub-divisions. These were not easily ascertainable since, from our sources of information, there were no means of determining whether an apparent sub-division of a previous rateable unit had resulted in units which were separately rated.† Our information relating to conversions involving a physical alteration of the rateable units suggests that this occurred in some six units from the sample outside Greater London and three in that conurbation. Each of these conversions resulted in separately rated units but there must also be a number of units which since 1960 have become separately rated but were not subject to a physical alteration. One suspects that the latter situation occurs more frequently than the former. However, to simplify the situation, all sub-divisions are ignored in estimating the number of private dwelling rateable units, but the loss of rateable units by previously separate rateable units being merged to form one household's accommodation is included.

Thus the sum total of the changes between June 1960 and November 1964 in the stock of rateable units available for private housing is an increase of some 29,000 in Greater London and of some 705,000 in the rest of England and Wales—a total of 734,000 for the whole of England and Wales.‡

Table 1.8 in the "Introduction" illustrates the point that, in Greater London, this net increase is the result of the disappearance of 75,000 rateable units from the stock of private dwelling rateable units existing in 1960—units demolished, no longer in use as private dwellings or merged with existing single rateable units to form the accommodation for one household—and the addition of approximately 104,000 new rateable units to the stock. This is a net rate of increase over four and a half years of 1.2%. The comparable figures for the rest

* "The Housing Situation in 1960" by P. G. Gray and B. Rossell, *q.v.*

† This does not affect the estimates relating to accommodation units, since each household's accommodation, whether or not separately rated, will count as one unit.

‡ The net increase between April 1960 and April 1964 given by the Reports of the Commissioners of Inland Revenue (Cmnd. 1238 and Cmnd. 2572) is 747,000 rateable units.

TABLE 6.1.
*Net increase in the Stock of Private Dwelling Rateable Units
1960-1964*
Number of Private Dwelling Rateable Units

	GREATER LONDON		REST OF ENGLAND AND WALES		ENGLAND AND WALES
	Sample	Population Estimate (000s)	Sample	Population Estimate (000s)	Population Estimate (000s)
1964	2,984	2,357	3,098	12,162	14,519
1960	2,949	2,328	2,919	11,457	13,785
Net Increase	—	29	—	705	734

of the country are a loss of some 508,000 units (388,000 demolished* and the remainder no longer used as a private dwelling or lost through mergers) and an addition of some 1,150,000 new rateable units together with approximately 63,000 units which, in 1960, were said not to be in use as a private dwelling but were now used in this way. This last group is made up of rateable units which, in 1960, were defined as boarding houses—that is, they were said to contain four or more boarders in July 1960. In November 1964, the boarders were no longer in residence so the dwelling reverted to housing a private family. This particular increase to the stock of private dwelling rateable units is more apparent than real. However, assuming that these reversions to private dwellings do contribute to the net increase, the rate of increase over four and a half years outside Greater London is 6.2%. Excluding these reversions, the rate would be 5.5%.

6.2. *The characteristics of the rateable units which have disappeared from or been added to the stock 1960-1964*

Now, what type of units have disappeared from the stock, and what type of units are the new ones? We go on to consider the age, structural type, tenure and the fitness of these rateable units.

Table 6.2 gives details of the year in which the rateable units were built. As is to be expected, rateable units which have been demolished or are derelict tended to be older than those still occupied as private dwellings—82% of the demolished units in Greater London had been built before 1919 compared with 44% of the rateable units still used as private dwellings. In the country as a whole, 86% of the demolished units were of this age compared with 39% of the private dwelling units.

When the demolished rateable units† are compared, in respect of their 1960 characteristics, with occupied rateable units which basically were the same structure in 1964 as they were in 1960 (Table 6.3), we find that among the demolished units, there were proportionately more terraced houses, units privately rented in 1960 rather than held under some other form of tenure,‡

* One of the units demolished between 1960-1964 had not been a private dwelling rateable unit in 1960.

† The demolished units are the only type of unit which have disappeared from the stock in any substantial numbers. The remaining groups are too small to be analysed separately.

‡ In this and subsequent tables in this section, multi-occupied rateable units were classified by tenure according to this priority:

(i) owner occupied;

(ii) rented from a local authority;

(iii) privately rented (including "bought free" and "held by virtue of employment").

TABLE 6.2.
The year in which the rateable units
were built according to the changes taking place 1960-1964

	GREATER LONDON						REST OF ENGLAND AND WALES						ENGLAND AND WALES					
	Now demolished or derelict			Used as a private dwelling			Now demolished or derelict			Used as a private dwelling			Now demolished or derelict			Used as a private dwelling		
	%	No.	Inhabitable	All used as private dwelling		%	No.	Inhabitable	All used as private dwelling		%	No.	Inhabitable	All used as private dwelling		%	No.	Inhabitable
				Vacant	Occu- pied R.U.* dwelling				Vacant	Occu- pied R.U.* dwelling				Vacant	Occu- pied R.U.* dwelling			
Year built	82	196	—	44	—	87	67	69	43	—	39	86	70	43	—	29	—	
Before 1919	3	17	—	15	—	2	61	21	31	—	23	2	21	32	—	23	—	
1919-1944	15	7	—	16	—	9	53	10	23	—	23	16	9	24	—	24	—	
1945-1960	—	—	—	100	4	—	—	—	—	100	9	—	—	—	100	1	—	
After 1960	—	—	—	—	—	2	—	—	—	—	—	2	—	—	—	—	—	
Sample based	78	15	—	2,964	—	160	21	62	2,743	293	3,082	—	—	—	—	—	—	
Estimated number (000s)	62	12	—	2,206	104	365	83	243	10,769	156	12,162	439	89	250	12,975	1,254	14,519	

* Vacant and occupied.

units of very low rateable value, and units estimated by the local authority, in 1960, to be unfit or to have a life of less than five years. Two-thirds of them were known, in 1960, to be unfit or to have a life of less than five years. There is no evidence to suggest that the demolished rateable units were more likely than the occupied units to have been multi-occupied; in fact, the converse appears to hold. In Greater London, the demolished units were more likely than the occupied units to have been rented from a local authority in 1960. This may be due to the purchasing of the property by the local authority prior to demolition.

TABLE 6.3.
*Rateable units demolished or derelict by 1964:
Their 1960 characteristics*

	GREATER LONDON		REST OF ENGLAND AND WALES		ENGLAND AND WALES	
	1964 situation Demolished Units*	Com- parable Units†	1964 situation Demolished Units*	Com- parable Units†	1964 situation Demolished Units*	Com- parable Units†
Sample base	78	2,775	100	2,710	—	—
Estimated number (000s)	62	2,192	393	10,639	435	12,431
1960 Structural Type	%	%	%	%	%	%
Whole house: detached	11	8	16	17	16	15
semi-detached	9	28	10	28	10	27
Flat in block	48	34	65	37	62	36
conversion	14	19	3	4	4	6
Racoon	11	7	4	2	3	3
Dwelling with/over business	8	1	—	—	1	—
	5	3	2	2	2	3
Number of Accommodation Units 1960						
Occupied by one household	89	87	100	98	99	96
Occupied by more than one household	11	13	—	2	1	4
1960 Tenure						
Owner-occupied	4	45	14	45	13	45
Rented from Local Authority	31	19	22	26	23	25
Privately rented	64	35	64	28	64	29
D.K.	1	1	—	—	—	—
Not eligible in 1960	—	—	—	—	—	—
1960 Defectiveness						
Unfit	26	1	52	3	48	3
Fitted with a life:						
under 5 years	27	1	16	1	19	1
5-15 years	18	6	15	7	15	7
15-30 years	18	22	7	19	9	19
over 30 years	12	69	7	69	6	69
No information	—	1	1	1	1	1
1960 Estimated Length of Life						
Under 5 years	30	1	53	2	51	3
5-15 years	30	3	12	4	12	4
Remainder	31	96	35	94	37	94
1960 Rateable Value						
Up to £12	9	2	69	25	61	21
£13-£17	14	3	17	14	16	12
£18-£24	25	13	8	28	12	25
£25-£29	22	17	6	15	8	15
£30-£39	10	28	—	9	1	13
£40-£69	6	32	—	8	1	12
£70 and over	4	5	—	1	1	2
No answer	*	*	*	*	*	*

* Including derelict units.

† Rateable units which are basically of the same structure as the 1960 unit (i.e. not merged, converted, etc. see vacant).

The additions to the total stock of private dwelling rateable units were mainly in the form of new rateable units. In Greater London, over half (52%) of these new rateable units were rented from the local authority and 39% were owner occupied (Table 6.4). On the other hand, outside this conurbation, local

authority rateable units accounted for 34% of the additions to the stock and owner occupied units for 58%.* In the country as a whole, 56% of the new building was for owner occupation, 36% for local authority tenants. New building for renting privately was of little importance in terms of numbers.

New rateable units tended overwhelmingly to be in the form of flats in blocks in Greater London while, outside this conurbation, proportionately more of the new building compared with the existing units were in the form of flats but the majority of the new units were detached or semi-detached houses. However, the effects in the country as a whole was the predominance of flats as the largest single type of building structure.

Thus in Greater London, about 62,000 rateable units had been demolished in the period 1960-1964—some 40,000 of these units had been privately rented—and these had been replaced by 104,000 new rateable units, 54,000 being for local authority tenants while relatively few units were added to the stock of privately rented rateable units.

TABLE 6A.
*New rateable units:
Their 1964 characteristics*

	GREATER LONDON		REST OF ENGLAND AND WALES		ENGLAND AND WALES	
	1964 situation		1964 situation		1964 situation	
	New R.U.s†	Com- parable Units‡	New R.U.s†	Com- parable Units‡	New R.U.s†	Com- parable Units‡
Sample base	132	2,775	263	2,710	1,254	12,831
Estimated number (000s)	104	2,192	1,150	10,639	—	—
	%	%	%	%	%	%
1964 Tenure						
Owner occupied	39	48	58	48	56	48
Rented from Local Authority	32	21	34	37	36	26
Privately rented	2	13	7	25	7	26
No information	2	*	—	*	1	*
Variant	2	*	1	*	—	*
Number of accommodation Units 1964						
Occupied by one household	98	87	100	98	100	96
Occupied by more than one household	2	13	*	2	*	4
1964 Structural Type						
Whole house: detached	10	8	29	17	23	15
semi-detached	9	25	38	38	29	37
terraced	9	35	12	27	11	36
Flat:	76	19	19	4	35	6
in block	1	7	1	2	1	3
conversion	—	1	—	*	—	*
House	—	1	—	—	—	—
Dwelling with/over business	1	2	1	2	1	3

† Including vacant units.

‡ Rateable units which are basically of the same structure in 1964 as they were in 1960.

In the country as a whole, the loss of privately rented units—about 290,000—was replaced by some 86,000 similar units, the majority of new rateable units being owner occupied (about 708,000) or for local authority tenants (about 445,000).

In the same way, the tendency for certain types of structure to be demolished while new additions to the stock took on a different form had an effect on the types of rateable units available for private housing. In Greater London, the largest group of demolished units (41%) was in the form of terraced housing—that is, some 25,000 terraced houses were lost to private housing. Additions to

* According to the returns to the Ministry of Housing, the proportion of new dwellings completed 30th June, 1960 to 30th June, 1964 by local authorities was 54% for the London Region and 52% for the rest of the country. Ministry of Housing and Local Government Housing Returns for England and Wales, 30th June, 1960 and 30th June 1964. (Cred. 1119 and Cred. 2432.)

the stock, however, were overwhelmingly in the form of flats in blocks (73,000 of the 104,000 new rateable units). In the country as a whole, proportionately more of the demolished units were in the form of terraced houses (62%) while 35% of the new rateable units were flats, 29% were semi-detached houses and 23% were detached houses.

In total, terraced houses were replaced (about 280,000 of them had been demolished) but by a different type of dwelling (about 793,000 new detached and semi-detached rateable units and 290,000 flats.)

The effects of demolitions and additions to the stock on the fitness of the available housing is complicated by the continual obsolescence of rateable units. Thus a consideration of losses and gains in terms of fitness is only one aspect of the overall changes in fitness; greater change is brought about by the differences over time in the existing units. This will be considered in more detail in sections 6.3 and 6.5. Here, we will briefly mention a few points.

Of the units demolished 1960-1964, 53% of those in Greater London and 67% of those in all England and Wales were considered to be unfit or to have a life of less than five years in 1960 (Table 6.3). This means that, of the total of 78,000 such units existing in Greater London and 800,000 in the whole country in 1960, some 46,000 still remained in Greater London and 482,000 still remained in the whole country, while, in Greater London, some 29,000 units which in 1960 were estimated to have a life longer than five years have been demolished for various reasons and 146,000 in the whole country were similarly affected.

6.3. *Changes within the structurally unaltered rateable units 1960-1964*

However, overall changes in the characteristics of the stock of private dwelling rateable units between 1960 and 1964 were made up, not only of changes brought about by the addition to and subtraction from the stock of units but also by changes within the units which existed in both 1960 and 1964.

Two aspects of these internal changes will be considered: the changes in the type of tenure under which the rateable units are held and the changes in the estimated fitness of units existing in both 1960 and 1964.

Comparable units are defined as those units, occupied or part occupied by private households in 1964, which had not been converted, merged or structurally altered in some other way since 1960. Units occupied in this way but ineligible in 1960 and rateable units built since 1960 were excluded. Tables 6.5, 6.6 and 6.7 give the details of the changes within the unaltered rateable units in terms of tenure, multi-occupancy and fitness, respectively.

Absolute changes in tenure within the group of comparable rateable units have not been large. Of these comparable units in Greater London, 43% were owner occupied in both 1960 and 1964, almost 2% had been owner occupied in 1960 but had since changed (or their 1964 form of tenure was unknown) while about 3.5% of these units had been held under some other form of tenure in 1960 (mainly privately rented) but became owner occupied by 1964. Similarly, the majority of comparable units with other forms of tenure in 1960 maintained this form of tenure in 1964, only a minority changed. Relatively, the largest change—and this occurred in both Greater London and outside the conurbation—was this change of about 3½% in the units from being privately rented in 1960 to being owner occupied in 1964. The net effect of the changes has been a movement towards the owner occupation of units and towards local authority renting and away from units rented privately.

TABLE 6.5.
Changes in Ratable Units 1960-1964
Percentage changes in the tenure of ratable units known to be comparable*

	GREATER LONDON										REST OF ENGLAND AND WALES										ALL ENGLAND AND WALES														
	Tenure 1964					Tenure 1964					Tenure 1964					Tenure 1964					Tenure 1964														
	Owne occu- pied	Rented from local authori- ty	Pri- vately rented	No infor- mation	All com- para- ble units	Owne occu- pied	Rented from local authori- ty	Pri- vately rented	No infor- mation	All com- para- ble units	Owne occu- pied	Rented from local authori- ty	Pri- vately rented	No infor- mation	All com- para- ble units	Owne occu- pied	Rented from local authori- ty	Pri- vately rented	No infor- mation	All com- para- ble units	Owne occu- pied	Rented from local authori- ty	Pri- vately rented	No infor- mation	All com- para- ble units	Owne occu- pied	Rented from local authori- ty	Pri- vately rented	No infor- mation	All com- para- ble units					
Tenure 1960	43.1	0.2	1.3	0.2	44.8	43.6	0.2	1.3	0.2	45.3	41.5	0.2	1.2	0.1	43.0	41.5	0.2	1.2	0.1	43.0	41.5	0.2	1.2	0.1	43.0	41.5	0.2	1.2	0.1	43.0	41.5	0.2	1.2	0.1	43.0
Owne occupied	0.2	13.7	28.2	0.2	44.3	0.1	25.1	0.2	0.1	25.6	0.1	24.2	0.3	0.1	24.7	0.1	24.2	0.3	0.1	24.7	0.1	24.2	0.3	0.1	24.7	0.1	24.2	0.3	0.1	24.7	0.1	24.2	0.3	0.1	24.7
Privately rented	1.6	0.4	0.3	0.2	34.6	3.4	1.5	23.2	0.1	28.2	3.4	1.5	23.2	0.1	28.2	3.4	1.5	23.2	0.1	28.2	3.4	1.5	23.2	0.1	28.2	3.4	1.5	23.2	0.1	28.2	3.4	1.5	23.2	0.1	28.2
All information	47.5	21.3	30.6	0.6	100.0	47.9	27.0	24.9	0.2	100.0	47.9	27.0	24.9	0.2	100.0	47.9	27.0	24.9	0.2	100.0	47.9	27.0	24.9	0.2	100.0	47.9	27.0	24.9	0.2	100.0	47.9	27.0	24.9	0.2	100.0
Sample base					2,773					2,773					2,773					2,773													2,773		
Estimated number (000s)					2,792					2,792					2,792					2,792													2,792		

* Ratable units which are basically of the same structure as the 1960 unit (i.e. not converted, merged or vacant).

The net effect of changes in the multi-occupancy of comparable rateable units was very small. There had been, in Greater London, a decrease of 0.5% in the proportion of comparable units occupied by more than one household and outside the conurbation there had been an increase of some 0.2%. The net effect in the whole country had been to leave unchanged the proportion of comparable rateable units that were multi-occupied (Table 6.6). However, the numbers involved are too small to place much reliability on the conclusions that might be drawn.

Changes in the local authorities' estimates of the fitness of the dwelling rateable units in the sample have moved both ways; some rateable units which in 1960 were estimated to have a life of less than five years were said in 1964 to have a life of more than fifteen years while others, as was to be expected, now have a shorter estimated life (Table 6.7). Part of this increase in the life of some units is due to genuine improvements to the rateable unit, but in the absence of more detailed information it is difficult to gauge the extent of these improvements.

Thus, of the comparable units considered to be unfit in 1960, 65% were still considered to be unfit in 1964 but the life of 27% of these units was now estimated as being longer than five years (Table 6.7). Similarly, of those said to have a life of 5-15 years in 1960 and which in 1964 may be expected to have a life of from 0-10 years, 14% were now said to be unfit, 10% to have a life of less than 5 years, 15% to have a life of 5-10 years but the remainder (61%) were now said to have a life longer than 10 years. And this pattern holds for both Greater London and the country as a whole.

TABLE 6.6.

*Changes in Rateable Units 1960-1964:
Percentage changes in the number of Accommodation Units
in Rateable Units known to be comparable*

	GREATER LONDON			REST OF ENGLAND AND WALES			ALL ENGLAND AND WALES		
	Number of A.U. 1964			Number of A.U. 1964			Number of A.U. 1964		
	1	More than 1	Total	1	More than 1	Total	1	More than 1	Total
<i>No. of A.U. 1960</i>	%	%	%	%	%	%	%	%	%
More than 1	83.7	2.8	86.5	86.7	1.1	87.8	94.6	1.3	95.9
	3.3	10.2	13.5	0.9	2.3	2.2	1.3	2.8	4.1
All comparable rateable units	87.0	13.0	100.0	97.6	2.4	100.0	95.9	4.1	100.0
Sample base			2,775			2,701			12,796
Estimated number (000s)			2,192			10,604			

6.4. Overall changes in the types of tenure under which private dwelling rateable units are held

In the previous sections we have considered the effects on the 1964 stock of rateable units of the net additions to the stock and of internal changes within the existing stock, particularly in relation to the effects these changes are likely to have on the availability of private dwelling rateable units held under different forms of tenure. Although the size of the changes in tenure in the unaltered units is small relative to the stable sector, the absolute size of the change contributes

TABLE 6.7.
Changes in Rareable Units 1960-1964
percent change in the fitness of rareable units known to be comparable

	GREATER LONDON					REST OF ENGLAND AND WALES					ENGLAND AND WALES				
	FITNESS 1960					FITNESS 1960					FITNESS 1960				
	Fit and with a life of					Fit and with a life of					Fit and with a life of				
	Under 5 years	5-15 years	15-30 years	Over 30 years	Total	Under 5 years	5-15 years	15-30 years	Over 30 years	Total	Under 5 years	5-15 years	15-30 years	Over 30 years	Total
Female 1954															
Unfit	65	17	10	2	94	67	17	15	2	91	65	14	2	81	81
Fit and with life of															
Under 5 years	3	39	10	2	54	3	39	10	2	54	3	37	10	2	52
5-10 years	0	10	9	1	20	0	9	13	1	23	0	11	15	3	29
10-15 years	0	2	11	1	14	0	2	11	1	14	0	10	15	1	26
15-30 years	0	1	17	8	26	0	4	30	11	45	0	9	29	43	81
over 30 years	0	1	41	86	88	0	1	16	35	52	0	1	16	36	53
No information	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0
Sample base	37	18	600	1,439	2,175	65	33	260	504	1,856	2,701	105	910	2,453	8,811
Stratified, number 1000s	29	15	125	474	2,154	322	50	765	1,979	7,387	10,604	351	105	2,453	8,811

considerably to the total change in the characteristics of rateable units held under particular forms of tenure.

Thus, we need to ask, which forms of change—the net additions to the stock or the changes within the unaltered stock—has had the greater effect on the tenure distribution in 1964? In this section we go on to discuss this question; in the next section we will assess the effects of these types of change on the fitness of the 1964 stock while in the final section, we will consider the total effects of all these changes by examining the stock of rateable units as it existed at the end of 1964.

The relative importance in the overall change to owner-occupation of the net additions to the stock and of changes within the existing stock differs markedly between Greater London and the rest of the country while the causes of the decline in the privately rented sector also differ, but not so noticeable (Table 6.8).

Of the 8% increase in owner occupied rateable units in Greater London since 1960, about a half was due to a change in tenure holding of rateable units which existed as private dwelling rateable units in 1960 and 1964 while the remainder was due to the building of new rateable units. In this sector, the loss due to demolition was very small. Outside Greater London, the loss in owner occupied rateable units due to demolition is proportionately larger than in Greater London, but the amount of new building in this sector was so great that that net additions to the stock is a more important cause of the 17% increase in owner occupied rateable units than changes in the tenure holding of existing units. Whereas, in Greater London, half the increase in owner occupied units was brought about by changes of tenure in existing units, outside Greater London, only about one-third of the increase was accounted for by this type of change.

The stock of local authority dwelling rateable units was subject to a considerable loss between 1960–1964 but in both Greater London and in the country as a whole, the amount of new building was relatively large. However, the net effect of the additions was to present a picture similar to that for owner occupied units—in Greater London, relatively more of the 16% increase in local authority units was the result of changes in the existing stock; outside Greater London, new building accounted for a greater part of the 13% increase.

In the country as a whole, the 18% decline in the number of rateable units available for renting privately was mainly caused by the change away from the private renting of units which existed in 1960 and 1964—almost two-thirds of the loss was attributable to this cause while the remainder was due to the relatively large loss from demolition *not* counterbalanced by a substantial amount of new building. In Greater London, the position was similar with even fewer new units to reduce the effects of the losses to the stock.

6.5. Overall changes in the fitness of private dwelling rateable units

The 1964* estimate of the number of unfit rateable units is the result of the demolition of some units, the continued existence of unfit units and the deterioration in the condition of other units previously considered fit. Since 1960, there has been a fall of 16% in the number of units classified as unfit in England and Wales (Table 6.9). This has been brought about by the removal from the stock of private dwelling rateable units of 37% of the units categorised as unfit in

* In 1965, the Ministry of Housing and Local Government asked local authorities to provide a new return of unfit housing. This new assessment supersedes the estimates in this study.

TABLE 6.8.

Overall changes in the type of tenure
under which *Routable Units* are held 1960-1964

	GREATER LONDON					REST OF ENGLAND AND WALES					ENGLAND AND WALES				
	Owner occupied and council tenure	Revised from local authori- tary	Pri- vately owned	Vacant or no infor- mation	Total	Owner occupied	Revised from local authori- tary	Pri- vately owned	Vacant or no infor- mation	Total	Owner occupied	Revised from local authori- tary	Pri- vately owned	Vacant or no infor- mation	Total
1960 Sample*	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %
	1,277 100	570 100	1,047 100	55 100	2,069 100	1,276 100	736 100	869 100	44 100	2,916 100	860 100	100 100	100 100	100 100	100 100
Less: from the stock since 1960	-4	-8	-2	-3	-17	-3	-4	-8	-5	-10	-2	-4	-8	-10	-4
Addition to the stock since 1960	+4	+13	+2	+11	+34	+14	+14	+3	+5	+40	+12	+14	+3	+6	+9
Net change in tenure in existing units	1,277	570	1,047	55	2,069	1,273	732	861	39	3,006	858	96	92	90	95
1964 Sample	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %	No. %
	1,377 100	663 100	863 100	82 100	2,004 100	1,171 100	836 100	707 100	74 100	3,004 100	1,115 100	114 100	82 100	65 100	105 100

* Revised estimate.

1960 and the net transference of a smaller number (the equivalent of 21% of the 1960 total of unfit) to this category from those previously considered to be fit. The position in Greater London did not appear to differ from that in the rest of the country, to a significant extent.

In Greater London, 32% of the units considered to be unfit in 1960 had disappeared from the stock of private dwelling rateable units by the end of 1964, but fewer than half as many units had since been classified as unfit, resulting in a decrease of 17% in the numbers in this category. Outside Greater London, 38% of the units, unfit in 1960, had disappeared by the end of 1964, while, from those previously considered fit, an equivalent 22% had become unfit. Thus, in both Greater London and the country as a whole, the rate of demolition appears to be keeping up with the extent to which buildings are becoming unfit—the number of unfit dwellings had fallen between 1960 and 1964—but it is not high enough to make substantial inroads into both the existing unfit dwellings and the continual obsolescence.

The figures quoted as being the units which have changed from being fit to unfit are, in fact, the net changes—the net results of some units classified as being unfit in 1960 now *not* being so classified and of other units not previously being unfit becoming so.* As the earlier section points out, part of this movement away from unfitness is probably due to genuine improvements, but without more detailed information on the nature of the improvements, it is difficult to assess how many previously unfit units were made fit.

Bearing in mind this question of improvements and its effect on the estimated length of life of individual units, Table 6.9 indicates that there had been

TABLE 6.9.
Overall changes in the fitness of Rateable Units 1960-1964

		GREATER LONDON				REST OF ENGLAND AND WALES				ENGLAND AND WALES			
		Life less than five years		Re-mainder		Life less than five years		Re-mainder		Life less than five years		Re-mainder	
		Unfit	No.	%	Total	Unfit	No.	%	Total	Unfit	No.	%	Total
1960 Sample†	No.	99	40	2,830	2,969	140	44	2,735	2,919	100	100	100	100
	%	100	100	100	100	100	100	100	100	100	100	100	100
Losses from the stock since 1960	%	-32	-55	-2	-3	-38	-43	-2	-5	-37	-45	-2	-5
Additions to the stock since 1960	—	—	—	+5	+4	—	—	+11	+11	—	—	+10	+10
Net changes in fitness in existing units	+15	+48	-1	—	+22	+48	-2	—	+21	+48	-2	—	—
1964 Sample	%	83	93	102	101	84	105	107	106	84	103	106	105
	No.	40	37	2,898	2,984	118	46	2,934	2,998	—	—	—	—

† Revised estimate.

an overall increase since 1960 in the proportion of units estimated to have a life of less than five years. However, the position differed in Greater London where the proportion of units with a life of less than five years had declined since 1960. But in both Greater London and the country as a whole, the estimates for units with a life of more than five years has increased, due mainly to the addition of the new rateable units to this category.

* In Greater London the net increase of 15% in the *unfitness* category of existing units was the result of 32% of the units classified as unfit in 1960 no longer being in this group while an equivalent 55% were now classified as unfit. Similarly, in the rest of the country, 38% of the units classified as unfit in 1960 were no longer said to be so, while an equivalent 41% were now grouped as unfit—resulting in a net increase of 21%.

6.6. The stock of Rateable Units in 1964

The net effect of all types of change in the stock of rateable units available for housing private households during the four and a half years July 1960–November 1964 has been an increase of approximately, 734,000 rateable units to the stock in England and Wales resulting in about 14½ million* rateable units capable of being used for private households.

The overall effect on the age distribution of the private dwelling rateable units in 1964 of previous demolitions and new building has been relatively small. Table 6.10 illustrates the point.

TABLE 6.10.

The year in which Private Dwelling Rateable Units were built—1960 and 1964

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	1960†	1964	1960†	1964	1960†	1964
<i>Year in which Rateable Unit was said to have been built</i>	%	%	%	%	%	%
Before 1861	3	3	10	7	9	6
1861–1880	10	9	9	8	10	8
1881–1900	21	20	15	14	16	15
1901–1918	12	12	11	10	11	10
1919–1944	38	37	30	28	31	29
1945–1960	16	15	25	23	23	22
1960–1964	—	4	—	9	—	9
Sample base	2,949	2,894	2,919	3,098‡	—	—
Estimated number (000s)	2,328	2,357	11,457	12,162	13,785	14,519

† Source, 1960 report, Table 12.

‡ Includes 31 units for which we have no information on age.

39% (compared with 46% in 1960) of these rateable units in England and Wales were built before 1919, while of course, the proportion built since 1945 has increased.

The distribution of units by structural type had changed slightly since 1960. Outside Greater London, this is probably the result of the demolition of terraced rateable units; the compensating increase being in other types of houses and flats in blocks (Table 6.11). In Greater London, the most common forms of structural type were terraced houses, semi-detached houses and flats in blocks (in that order of frequency); in the whole country, semi-detached and terraced houses were almost equally likely, followed by detached houses.

The overall result of changes in tenure is illustrated in Table 6.12. The combined result of losses from and additions to the stock and changes in units which existed in both 1960 and 1964 was a relative increase in owner-occupation and a relative decline in privately rented rateable units. However, not only had there been a relative decline in the number of rateable units privately rented but there has been an absolute decline as well—the numbers falling from approximately 861,000 to 684,000 in Greater London and from almost 3½ million to 2½ million in the rest of England and Wales; a reduction of some ½ million in the whole of the country.

* This is an underestimate because:

(i) the sub-divisions of rateable units between 1960 and 1964 have not each been counted as one rateable unit;

(ii) the sampling frame excluded rateable units which were not primarily private housing rateable units but

which may have included accommodation for private households.

The Census 1961 gave the number of dwellings as 14.6 million. "The Housing Situation in 1960" Section 2.3 discusses the relationship between dwellings and rateable units.

TABLE 6.11.

The Structural Types of Rateable Units—1960 and 1964

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	1960*	1964	1960*	1964	1960*	1964
<i>Structural Types of Rateable Units</i>	%	%	%	%	%	%
Whole house: detached	8	8	17	18	16	16
semi-detached	27	27	37	38	35	36
terraced	34	33	37	34	36	34
Flat in block	19	21	4	5	7	8
conversion	7	7	2	2	3	3
Rooms	2	1	*	*	*	*
Dwelling rated with business	3	3	3	3	3	3
Dwelling over business separately rated						
Sample base	2,949	2,984	2,919	3,098	—	—
Estimated number (000s)	2,328	2,357	11,457	12,162	13,785	14,519

* Source is the 1960 report.

Approximately the same proportion of rateable units were said to be unfit or with a life of less than five years in 1964 as existed in 1960 (Table 6.13). Of the 597,000 said to be unfit in 1960, approximately 223,000 had been demolished or lost in other ways to the private dwelling sector and this means that some 251,000 still remained as unfit while a further 251,000 had become so classified in the interval. However, the resulting distribution of fitness in 1964 was very similar to that for 1960.

TABLE 6.12.

The tenure of rateable units 1960 and 1964

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	1960*	1964	1960*	1964	1960*	1964
<i>Type of Tenure of Rateable Unit</i>	%	%	%	%	%	%
Owner-occupied	43	46	44	48	44	48
Rented from local authority	19	22	25	27	24	26
Privately rented	37	29	30	23	31	24
Vacant	1	3	1	2	1	2
No information						
Sample base	2,949	2,984	2,919	3,098	—	—
Estimated number (000s)	2,328	2,357	11,457	12,162	13,785	14,519

* Estimates for the 1960 report, revised.

In 1964, 502,000 dwelling rateable units in England and Wales were said to be unfit and 210,000 were said to have a life of less than five years. To pull down all these rateable units within the specified period would require an annual demolition rate of about 140,000 units. This needs to be compared with approximately 455,000 rateable units demolished between June 1960 and November 1964—an annual rate of about 100,000. The rate of demolition appears to be keeping up with the rate at which units become unfit, but not enough to cope with the backlog as well as the continual obsolescence (Table 6.9).

TABLE 6.13.

The fitness of rateable units 1960 and 1964

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	1960*	1964	1960*	1964	1960*	1964
Unfit	% 2	% 2	% 5	% 4	% 4	% 4
Fit and with a life:						
less than 5 years	1	1	1	1	1	1
5-10 years	6	3	8	3	8	3
10-15 years		4		4		4
15-30 years	23	19	19	17	20	17
over 30 years	68	71	67	71	67	71
No information		*		*		*
Sample base	2,949	2,984	2,919	2,098	—	—
Estimated number (000s)	2,328	2,357	11,457	12,162	13,785	14,519

* Source is the 1960 report.

A further comparison can be made between the numbers of units which needed to be pulled down within the following five years and the estimates which the local authority provided for the number which they intended to demolish within that period for a variety of reasons. This was given as 515,000 rateable units—an annual rate of 103,000 rateable units—which was well below the number of units which would become unfit within this period notwithstanding that the figure also included estimates of units to be demolished for the purposes of town planning and redevelopment.

Before we come on to consider the variations in the characteristics of rateable units of different structural types and of different tenures, one further feature may be worth pointing out. The occupation of rateable units by more than one household tended to be a characteristic of Greater London rather than of the country as a whole and its extent, nationally, was to some 4% of all rateable units (12% of units in Greater London and 2% in the rest of the country).

Examining the variations between rateable units of different structural types (Table 6.14), it was the terraced houses, the conversion-flats and the rateable

Extract from TABLE 6.14.

*The stock of Rateable Units in 1964:
their structural type*

	ALL ENGLAND AND WALES			
	Whole house: terraced	Flat: conversion	Rooms	All rateable units
Sample base	—	—	—	—
Estimated number (000s)	4,943	411	56	14,519
	%	%	%	%
Occupied by more than one household	6	11	(17)	4
Unfit	8	1	(1)	4
Fit and with a life of less than 5 years	2	1	(1)	1
Built before 1919	685	90	(99)	40

units in the form of rooms that constituted what is considered to form the "problem" housing. In Greater London terraced housing was proportionately more likely than other types of rateable unit to be occupied by more than one household, to be classified as unfit and to be relatively old. Although the numbers were small, it would seem that rateable units in the form of rooms exhibited the same characteristics. Conversions, although they were not so likely to be multi-occupied or classified as unfit, also tended to be in old buildings.

In the country as a whole, the proportion of pre-1919 terraced houses (68%) was higher than that for the average of all groups (40%) and proportionately more of its units are classified as unfit (8% compared with 4%). Conversions and rateable units in the form of rooms were not so likely to be classified as unfit but proportionately more of them were old and multi-occupied.

As well as varying by structural type, the characteristics of the rateable units were related to the method of tenure under which they were held (Table 6.15).

Extract from TABLE 6.15.

The Stock of Rateable Units in 1964: their tenure types

	GREATER LONDON			
	Owner occupied	Rented from local authority	Privately rented	All rateable units
Sample base	1,377	663	862	2,984
Estimated number (000s)	1,087	524	681	2,357
Occupied by more than one household	12%	3%	20%	12%
Unfit	*	1	4	2
Fit and with a life of less than 5 years	*	2	2	1
Built before 1919	37	10	74	44
Built 1945 or after	12	56	5	19
<i>Structural type</i>				
Whole house: semi-detached	41	18	12	27
terraced	36	24	36	33
Flat: in block	5	51	24	21
conversion	3	3	17	7
REST OF ENGLAND AND WALES				
Sample base	1,481	836	707	3,098
Estimated number (000s)	5,814	3,282	2,776	12,162
Occupied by more than one household	2%	1%	4%	2%
Unfit	2	1	10	4
Fit and with a life of less than 5 years	*	1	4	1
Built before 1919	41	7	71	39
Built 1945 or after	26	64	10	33
<i>Structural type</i>				
Whole house: semi-detached	38	50	24	38
terraced	30	29	50	34
Flat: in block	1	14	4	5
conversion	*	1	6	2

In Greater London, owner occupied rateable units were proportionately most likely to take the form of semi-detached houses (41% of owner occupied

units are in the form of semi-detached houses compared with 27% of all units). Terraced housing formed the major part of the remainder of this sector. Owner occupied flats in blocks were rare compared with flats for local authority tenants (5% of owner occupied units but 51% of local authority units). Privately rented rateable units were more likely to be terraced houses or flats in blocks and the majority of the remainder of privately rented rateable units were in the form of conversions. More than half the owner occupied units were built between the wars and very few of them fell into the unfit category. The majority of local authority rateable units were built since 1919 and over half of them since 1945. Privately rented rateable units tended to be much older—over 74% of the units were built before 1919 compared with 37% of the owner occupied and 10% of the local authority units. Consequently, more of them tended to be classified as unfit or to have a relatively shorter life.

In the whole country, the pattern was slightly different. Again, owner occupied rateable units tended to be semi-detached, but relatively more of the remainder were likely to be detached or terraced houses. Owner-occupied flats were even more rare and flats made up a relatively small percentage of local authority units (19%). In the country, generally, almost half the local authority units were in the form of semi-detached houses and 28% were terraced houses. On the other hand, almost half the privately rented units were in the form of terraced houses and a fifth (21%) were semi-detached.

More than a third of the owner occupied units (35%) were built between the wars. The majority of local authority units were built after 1919, 63% being built since 1945. As in Greater London, privately rented rateable units tended to be older and consequently, more likely to be classified as unfit.

In both Greater London and outside, the occupation of rateable units by more than one household was most likely to occur in privately rented rateable units, although in Greater London, the relative frequency with which owner occupied units are multi-occupied probably contributed to the higher proportion of units in Greater London occupied in this way.

6.7. Summary

1. Between July 1960 and November 1964, the increase in the number of private dwelling rateable units in England and Wales has been estimated at about 734,000 from this survey. (6.1)
2. The net increase was brought about by the loss of some 583,000 private dwelling rateable units (mainly demolitions) and the addition of 1,317,000 such units (mainly new buildings). (6.1)
3. The demolished units were more likely than the units which were in the same form in 1960 and 1964, to be in the form of terraced houses, to be privately rented in 1960, and to be of low rateable value. (6.2)
4. 56% of all new rateable units were for owner occupation and 36% for local authority tenants. In Greater London, this ratio was reversed: 52% were for local authority tenants, 39% for owner-occupation. (6.2)
5. Flats were the most numerous single type of new rateable unit. (6.2)
6. Of the 802,000 units which in 1960 were considered to be unfit or to have a life of less than five years, 487,000 still remained as private dwelling rateable units at the end of 1964. (6.2)

7. Within the structurally unaltered and occupied units, absolute changes in tenure had not been large, e.g. 43% of all such units were owner occupied in 1960 and 1964, 2% had been owner occupied in 1960 but were no longer, while 3-5% had been held under some other form of tenure, but were owner occupied in 1964. (6.3)

8. Of the 8% increase in owner occupied rateable units in Greater London between 1960 and 1964, about half was due to the change in the form of tenure by which units existing in 1960 and 1964 were held and half was due to new building. Outside Greater London, more than two-thirds of the 17% increase in owner occupation was due to new building, the remainder to changes in the tenure of existing units. (6.4)

9. In the country as a whole, almost two-thirds of the decline in the number of rateable units available for renting from private landlords was caused by the change away from this form of tenure in existing units while the remainder of the loss was due, in the main, to demolitions. (6.4)

10. The decline in the number of units classified as unfit in the country as a whole was caused by the removal of just over a third of these units from the stock (mainly by demolition) and the net transference of a smaller proportion to this category from those previously considered fit. (6.5)

11. The distribution of the private dwelling rateable units according to their structural type was almost the same in 1964 as in 1960. (6.6)

12. The proportion of rateable units owner occupied was 48% in 1964 (compared with 44% in 1960) while the proportion of units privately rented was 24% (31% in 1960). (6.6)

13. 5% of the rateable units in 1964 were said to be unfit or to have a life of less than 5 years (5% in 1960). (6.6)

14. To pull down within the next five years all the units at present classified as unfit or with a life of less than five years would require an annual demolition rate of 140,000 units. This needs to be compared with the annual rate of demolition between July 1960 and November 1964 of 100,000 fit and unfit units and with the local authorities' proposed demolition rate which covers both unfit units and demolition for other reasons of 103,000 for the years 1964-1969. These estimates by local authorities do not, of course, preclude any changes in the rate of future demolition. (6.6)

15. Looking at the stock of housing in 1964 classified by structural type, terraced houses were most likely to be multi-occupied, unfit and old. (6.6)

16. Classified by method of tenure, the stock of rateable units exhibited many variations. Owner occupied units tended to be semi-detached, and to have been built between the wars. Local authority units were the least likely to be multi-occupied; they tended to be semi-detached houses outside Greater London but flats within the conurbation. More than half the local authority units were built since 1945. Units privately rented were the most likely to be multi-occupied, classified as unfit, relatively old and in the form of terraced housing. (6.6)

GENERAL TABLES

TABLE 2.27.

The structure of the accommodation unit according to type of tenure of the occupied accommodation unit

GREATER LONDON						
A Us occupying the whole or part of an R.U.						
	Owner occupied	Local Authority rented	Privately rented		Other types	Total
			Unfurnished	Furnished		
			Controlled	Not controlled		
Sample size	1,156	586	427	447	206	2,872
Estimated number (000s)	1,688	522	589	632	291	2,680
Structural type	%	%	%	%	%	%
Whole house: detached	12	3	4	3	4	4
semi-detached	38	18	8	7	10	22
terraced	29	24	29	17	—	22
Flat: in block	5	48	15	26	8	19
conversion	3	2	13	10	1	5
Rooms	—	—	2	2	—	—
Dwelling with/over business	1	1	3	7	1	2
A.U. part of an R.U.	12	3	31	31	74	26
REST OF ENGLAND AND WALES						
Sample size	1,352	783	302	269	51	2,402
Estimated number (000s)	5,799	3,255	1,366	1,119	235	12,139
Structural type	%	%	%	%	%	%
Whole house: detached	27	3	5	8	2	17
semi-detached	37	30	24	17	12	35
terraced	30	28	60	42	12	33
Flat: in block	1	14	2	4	2	5
conversion	—	1	1	7	13	1
Rooms	—	—	—	2	2	—
Dwelling with/over business	2	1	1	7	2	3
A.U. part of an R.U.	5	1	3	15	55	3
ALL ENGLAND AND WALES						
Sample size	—	—	—	—	—	—
Estimated number (000s)	6,887	3,777	1,755	1,551	466	14,828
Structural type	%	%	%	%	%	%
Whole house: detached	25	3	7	6	3	13
semi-detached	37	46	21	14	3	35
terraced	29	27	53	35	6	31
Flat: in block	1	19	5	9	2	7
conversion	1	1	4	7	10	2
Rooms	—	—	—	—	2	—
Dwelling with/over business	2	1	1	7	1	3
A.U. part of an R.U.	4	2	9	23	65	3

TABLE 2.28.

The year in which the accommodation was built according to the type of tenure of the occupied accommodation unit

GREATER LONDON						
A,Us occupying the whole or part of an R.U.						
	Owner occupied	Local authority rented	Privately rented		Other types	Total
			Unfurnished			
			Controlled	Not controlled		
Sample size	1,156	586	427	447	206	2,872
Estimated number (000s)	1,088	522	389	432	201	2,889
Year built	%	%	%	%	%	%
Before 1919	36	10	83	73	20	66
1919-1944	52	34	14	20	14	34
1945-1960	8	46	2	5	30	14
After 1960	4	10	*	*	36	4
No information	*	*	*	2	—	1
REST OF ENGLAND AND WALES						
Sample size	1,332	783	392	249	51	2,802
Estimated number (000s)	5,799	3,253	1,366	1,119	233	12,139
Year built	%	%	%	%	%	%
Before 1919	42	6	76	74	67	33
1919-1944	32	29	30	14	29	28
1945-1960	15	32	3	6	2	19
After 1960	11	12	—	4	7	9
No information	*	—	1	2	5	1
ALL ENGLAND AND WALES						
Sample size	—	—	—	—	—	—
Estimated number (000s)	6,887	3,777	1,755	1,551	466	14,828
Year built	%	%	%	%	%	%
Before 1919	40	7	77	74	73	38
1919-1944	35	29	19	15	20	24
1945-1960	14	32	3	6	3	20
After 1960	10	12	*	2	2	10
No information	1	*	1	2	4	1

TABLE 2.29.

Year in which household (housewife) moved in according to the type of tenure of the occupied accommodation unit

	GREATER LONDON						
	Owner occupied	Local Authority Tenants	Privately rented			Other types	Total
			Unfurnished		Furnished		
			Controlled	Not controlled			
Sample base	1,156	586	427	447	206	30	2,572
Estimated number (000s)	1,088	522	389	432	204	57	2,649
Year in which household (housewife) moved in	%	%	%	%	%	%	%
1917 or earlier	2	—	8	1	*	—	3
1918-1927	3	1	4	2	—	2	2
1928-1937	13	8	11	5	*	4	9
1938-1947	14	11	49	11	2	2	18
1948-1957	29	34	25	16	7	22	26
1958 or after	38	46	1	65	91	70	43
N.A. but sometime before 1960	*	*	2	*	*	—	*
REST OF ENGLAND AND WALES							
Sample base	1,332	783	302	249	51	85	2,802
Estimated number (000s)	5,799	3,233	1,366	1,119	235	365	12,170
Year in which household (housewife) moved in	%	%	%	%	%	%	%
1917 or earlier	3	*	10	4	—	—	3
1918-1927	4	2	6	3	2	1	3
1928-1937	12	7	24	6	—	2	11
1938-1947	10	9	29	8	2	4	11
1948-1957	26	35	26	10	2	23	27
1958 or after	45	45	2	68	94	70	44
N.A. but sometime before 1960	*	2	3	1	—	—	1
ALL ENGLAND AND WALES							
Sample base	—	—	—	—	—	—	—
Estimated number (000s)	6,887	3,777	1,755	1,551	466	422	14,828
Year in which household (housewife) moved in	%	%	%	%	%	%	%
1917 or earlier	3	*	9	3	*	—	3
1918-1927	3	2	6	3	1	1	3
1928-1937	12	7	21	5	*	3	11
1938-1947	11	9	24	9	2	3	12
1948-1957	27	35	25	12	4	22	26
1958 or after	43	45	2	67	92	71	44
N.A. but sometime before 1960	1	2	3	1	*	—	1

TABLE 2.30.

The age of the household head according to the type of tenure of occupied accommodation unit

GREATER LONDON							
A.U. occupying the whole of an R.U.							
	Owner occupied	Local Authority rented	Privately rented		Other types	Total	
			Unfurnished	Furnished			
			Controlled	Not controlled			
Sample base	1,107	568	396	240	39	13	2,171
Estimated number (000s)	942	506	329	224	39	22	2,093
Age of head of household	%	%	%	%	%	%	%
Up to 29 years	6	2	1	2	(46)	(3)	7
30-39	19	15	6	20	(33)	(13)	17
40-49	24	26	13	18	(19)	(23)	23
50-59	25	24	27	29	(17)	(24)	24
60-69	15	16	29	14	(3)	(17)	17
70 years or over	9	14	24	7	(5)	(12)	12
No information	1	1	—	2	—	1	1
A.U. occupying part of an R.U.							
Sample base	139	18	131	207	167	37	699
Estimated number (000s)	146	16	120	208	162	34	686
Age of head of household	%	%	%	%	%	%	%
Up to 29 years	8	—	3	22	20	(25)	22
30-39	21	—	10	23	20	(32)	24
40-49	17	—	17	14	8	(24)	14
50-59	23	—	21	23	11	(3)	16
60-69	16	—	16	10	7	(11)	11
70 years or over	13	—	33	14	4	(3)	15
No information	3	—	—	—	—	—	1
REST OF ENGLAND AND WALES							
A.U.s occupying the whole or part of an R.U.							
Sample base	1,112	783	302	249	51	85	2,802
Estimated number (000s)	2,729	2,255	1,366	1,119	235	365	12,139
Age of head of household	%	%	%	%	%	%	%
Up to 29 years	4	6	2	19	47	11	8
30-39 years	19	18	6	17	23	26	18
40-49 years	19	26	16	12	10	33	21
50-59 years	22	19	23	16	12	13	21
60-69 years	17	19	29	13	4	8	18
70 years or over	14	12	21	39	4	9	14
No information	1	*	*	*	—	—	*
ALL ENGLAND AND WALES							
Sample base	—	—	—	—	—	—	—
Estimated number (000s)	6,887	3,777	1,755	1,351	466	422	14,828
Age of head of household	%	%	%	%	%	%	%
Up to 29 years	7	6	2	19	46	13	9
30-39 years	19	18	6	16	22	27	18
40-49 years	20	26	16	14	10	31	20
50-59 years	22	20	25	18	11	12	21
60-69 years	17	18	29	13	5	7	18
70 years or over	14	12	22	37	4	10	14
No information	1	*	*	1	—	—	*

TABLE 2.31.

The characteristics of households occupying their accommodation under different forms of tenure

	GREATER LONDON					
	A.U. occupying the whole of an R.U.					
	Owner occupied	Local authority rented	Privately rented		Other 1948	Total
			Unfurnished	Furnished		
			Controlled	Not controlled		
Sample size	1,017	568	286	140	19	2,173
Estimated number (000s)	942	506	269	124	19	2,063
<i>Household type</i>	%	%	%	%	%	%
Individual under 60 years	3	2	1	5	(13)	3
Small adult households	14	10	12	19	(20)	14
Small families	22	17	8	29	(41)	20
Large families	11	16	5	10	(8)	11
Large adult households	31	14	27	21	(8)	30
Older small households	18	20	45	16	(51)	22
Unclassifiable	1	1	—	—	(2)	*
<i>Owner's ratio</i>						
No owners	12	14	29	12	(10)	15
Ratio less than 0.5	38	31	14	37	(48)	32
Ratio 0.5 or more	49	55	54	49	(44)	52
Unclassifiable	1	—	3	2	—	1
<i>Household size</i>						
1	6	11	21	10	(13)	10
2	29	22	46	31	(28)	29
3	24	24	19	27	(31)	24
4	25	22	11	19	(18)	21
5	11	13	5	10	(2)	10
6 or more	5	8	4	1	(8)	6
Unclassifiable	2	—	—	—	—	2
No. of persons per household	3.23	3.31	2.53	2.97	1.00	3.12
<i>Occupation of head of household</i>						
<i>R.G.'s Social Class</i>						
I and II	38	4	12	34	(26)	34
III—non-manual	17	8	14	19	(18)	14
III—manual	26	39	32	29	(23)	31
IV and V	11	39	30	20	(20)	22
Unclassifiable	2	1	1	1	(5)	1
Housewife/student	6	9	11	7	(8)	8
<i>Income of head of household</i>						
Sample replying	878	510	270	223	15	1,929
Estimated number (000s) replying	694	403	213	176	18	1,524
	%	%	%	%	%	%
Up to £5	5	11	18	5	—	9
Over £5 to £7 10s.	4	12	19	5	(3)	5
Over £7 10s. to £10	3	6	12	5	(11)	6
Over £10 to £12 10s.	6	15	13	13	(20)	10
Over £12 10s. to £15	14	29	16	24	(17)	19
Over £15 to £20	23	21	18	21	(29)	23
Over £20 to £25	43	6	4	15	(38)	25
Over £25						

TABLE 2.31.—*continued*

GREATER LONDON							
A.U. occupying part of an R.U.							
	Owner occupied	Local authority rented	Privately rented		Furnished	Other types	Total
			Unfurnished				
			Controlled	Not controlled			
Sample size	139	18	121	207	167	37	699
Estimated number (000s)	146	16	120	208	162	34	686
<i>Household type</i>	%	%	%	%	%	%	%
Individual under 60 years	9		3	11	34	(8)	58
Small adult households	22		16	23	30	(8)	22
Small families	16		12	27	18	(41)	20
Large families	9		6	7	2	(35)	8
Large adult households	14		11	10	2	(3)	9
Older small households	27		48	22	10	(5)	23
Unclassifiable	3		2	*	—	—	*
<i>Earning's ratio</i>							
No earners	25		38	31	13	(10)	23
Ratio less than 0.5	19		36	30	36	(68)	24
Ratio 0.5 or more	54		45	46	69	(24)	52
Unclassifiable	2		1	1	2		1
<i>Household size</i>							
1	21		33	22	45	(14)	39
2	38		37	35	33	(8)	34
3	16		14	20	11	(7)	15
4	12		8	15	9	(34)	13
5	7		4	4	2	(22)	5
6 or more	4		3	4	*	(11)	3
Unclassifiable	2		1	—	—	(2)	1
No. of persons per household	2.60		2.28	2.55	1.92	3.81	2.42
<i>Occupation of head of household</i>							
<i>N.G.'s Social Class</i>							
I and II	19		2	12	17	(3)	12
III—non-manual	1		12	14	16	(24)	17
III—manual	38		31	31	24	(85)	31
IV and V	18		38	39	32	(3)	28
Unclassifiable	3		2	3	2	—	2
Housewife/student	8		13	11	9	(5)	10
<i>Income of head of household</i>							
Sample replying	120	17	122	185	150	34	628
Estimated number (000s) replying	95	13	96	146	119	27	486
	%	%	%	%	%	%	%
Up to £5	1		25	10	7	(9)	13
Over £5 to £7 10s.	3		20	14	6	—	10
Over £7 10s. to £10	9		16	7	21	(3)	13
Over £10 to £12 10s.	13		9	22	20	(9)	16
Over £12 10s. to £15	22		18	20	19	(12)	19
Over £15 to £20	25		9	16	17	(55)	19
Over £20 to £25	17		3	11	10	(12)	10
Over £25							

TABLE 2.31.—*continued*

BEST OF ENGLAND AND WALES							
A.U.s occupying the whole or part of an R.U.							
	Owner occupied	Local authority rented	Privately rented		Other types	Total	
			Unfurnished	Furnished			
			Controlled	Not controlled			
Sample size	1,332	783	302	249	31	85	2,802
Estimated number (000s)	5,799	3,223	1,266	1,109	235	363	12,129
<i>Household type</i>	%	%	%	%	%	%	%
Individual under 60 years	1	2	4	3	27	1	1
Small adult household	14	7	11	15	29	14	12
Small families	23	33	10	23	28	23	22
Large families	10	20	5	12	4	19	13
Large adult household	22	35	30	15	2	21	23
Older small household	28	23	40	30	10	20	27
Unclassifiable	*	*	*	*	*	*	*
<i>Egner's ratio</i>							
No earners	21	16	29	27	16	10	21
Ratio less than 0.5	36	40	18	32	23	46	35
Ratio 0.5 or more	43	44	53	41	61	46	44
Unclassifiable	—	—	—	—	—	—	—
<i>Household size</i>							
1	12	10	19	23	31	8	13
2	33	22	36	31	13	26	30
3	24	34	22	21	34	19	24
4	18	22	14	15	8	27	18
5	9	13	6	8	2	13	10
6 or more	4	9	3	4	2	7	5
Unclassifiable	—	—	—	—	—	—	—
No. of persons per household	2.92	3.42	2.99	2.75	2.24	3.37	3.01
<i>Occupation of head of household:</i> <i>R.O.'s Social Class</i>							
I and II	28	6	10	13	19	22	18
III—non-manual	14	6	6	9	8	9	10
III—manual	32	43	30	34	29	23	34
IV and V	16	35	40	28	34	40	27
Unclassifiable	1	1	1	1	—	—	1
Housewife/student	9	10	—	15	10	6	30
<i>Income of head of household</i>							
Sample replying	1,147	721	388	208	43	75	2,482
Estimated number (000s) replying	4,503	2,831	1,531	817	169	295	9,044
	%	%	%	%	%	%	%
Up to £5	10	14	24	19	7	9	13
Over £5 to £7 10s.	8	13	16	13	15	4	11
Over £7 10s. to £10	7	9	13	7	21	16	9
Over £10 to £12 10s.	10	17	17	19	14	22	14
Over £12 10s. to £15	16	23	16	19	12	12	18
Over £15 to £20	24	19	9	19	19	20	20
Over £20 to £25	11	4	3	2	5	8	7
Over £25	14	1	2	4	7	9	8

TABLE 2.31.—*continued*

ALL ENGLAND AND WALES						
A.U.s occupying the whole or part of an R.U.						
	Owner occupied	Local authority rented	Privately rented		Other types	Total
			Unfurnished			
			Controlled	Not controlled		
Sample size	—	—	—	—	—	—
Estimated number (000s)	6,887	3,777	1,755	1,551	422	14,828
<i>Household type</i>	%	%	%	%	%	%
Individual under 60 years	3	2	4	6	2	4
Small adult household	14	7	11	17	28	13
Small families	22	22	10	34	25	21
Large families	10	19	5	11	4	12
Large adult household	23	26	20	15	3	23
Older small household	27	23	41	27	10	27
Unclassifiable	1	1	*	*	—	*
<i>Owner's ratio</i>						
No tenants	29	16	30	24	15	29
Ratio less than 0.5	34	39	17	32	23	34
Ratio 0.5 or more	44	45	5	43	62	41
Unclassifiable	*	—	1	*	—	*
<i>Household size</i>						
1	11	11	21	19	9	14
2	33	22	36	32	24	30
3	24	24	21	22	18	23
4	19	21	13	16	9	18
5	9	13	6	7	2	10
6 or more	4	9	3	4	8	5
Unclassifiable	*	—	*	—	—	*
No. of persons per household	2.95	3.47	2.58	2.76	3.18	3.00
<i>Occupation of head of household:</i> <i>R.G.'s Social Class</i>						
I and II	30	5	10	14	23	29
III—non-manual	14	6	7	11	13	11
III—manual	32	41	30	33	26	34
IV and V	15	36	39	27	36	26
Unclassifiable	1	2	1	1	—	*
Housewife/student	8	11	13	14	6	10
<i>Income of head of household</i>						
Estimated number (000s) replying	5,292	3,247	1,440	1,139	316	11,764
Up to £5	10	13	23	16	6	13
Over £5 to £7 10s.	7	12	17	12	11	10
Over £7 10s. to £10	6	9	12	7	4	9
Over £10 to £12 10s.	10	16	16	19	15	14
Over £12 10s. to £15	16	24	26	18	14	18
Over £15 to £20	24	20	17	19	22	20
Over £20 to £25	27	3	5	10	17	16

TABLE 2.32.

*Owner occupiers who owned outright/mortgaged
according to the income of the head of the household*

GREATER LONDON									
Became owner									
Before 1945			1945-59			1960 or later			
Owens outright	Owens mort- gaged	All* owner- occupier	Owens outright	Owens mort- gaged	All* owner- occupier	Owens outright	Owens mort- gaged	All* owner- occupier	
%	%	%	%	%	%	%	%	%	
<i>Income of head of household</i>									
Up to £5	16	16	10	2	5	15	9	4	
Over £5 to £7 10s.	6	7	8	1	4	9	1	2	
Over £7 10s. to £10	11	10	4	1	3	3	1	2	
Over £10 to £12 10s.	5	5	13	5	8	6	4	5	
Over £12 10s. to £15	20	18	15	15	15	6	13	12	
Over £15 to £20	11	12	21	29	26	11	36	30	
Over £20 to £25	15	16	13	21	17	12	15	14	
Over £25	16	16	16	26	22	38	30	31	
Sample base (no. replying to income question)	122	11	135	158	328	504	66	260	333
REST OF ENGLAND AND WALES									
Owens outright	Owens mort- gaged	All* owner- occupier	Owens outright	Owens mort- gaged	All* owner- occupier	Owens outright	Owens mort- gaged	All* owner- occupier	
%	%	%	%	%	%	%	%	%	
<i>Income of head of household</i>									
Up to £5	21	21	12	5	10	14	2	9	
Over £5 to £7 10s.	25	23	7	4	6	8	1	4	
Over £7 10s. to £10	9	9	13	2	8	10	2	5	
Over £10 to £12 10s.	13	12	9	14	12	9	7	9	
Over £12 10s. to £15	8	8	13	18	16	17	19	19	
Over £15 to £20	10	11	15	29	23	7	37	29	
Over £20 to £25	6	7	9	14	12	5	14	11	
Over £25	8	8	8	14	13	14	18	17	
Sample base (no. replying to income question)	141	12	166	211	258	503	138	320	474

* Includes those whose type of ownership was not known.

TABLE 2.33.

Tenant's/Landlord's responsibility for repairs according to the type of tenancy

	GREATER LONDON				
	Privately renting*			Local* Authority tenants	All tenants
	Con- trolled	Not con- trolled	Furnished		
Sample base	427	497	206	586	1,716
Estimated number (000s)	389	489	201	522	1,601
Responsibility for decorations and repairs					
<i>Inside Decorations</i>	%	%	%	%	%
Landlord	12	19	86	63	40
Tenant	77	74	5	27	51
Shared responsibility	2	1	2	6	3
Not known	9	6	7	4	6
<i>Outside Decorations</i>					
Landlord	95	90	95	98	95
Tenant	2	7	1	1	3
Shared responsibility	*	*	—	*	*
Not known	3	3	4	1	2
<i>Inside Repairs</i>					
Landlord	57	53	92	85	70
Tenant	25	32	2	8	18
Shared responsibility	7	4	1	5	5
Not known	11	11	5	2	7
<i>Outside Repairs</i>					
Landlord	97	92	95	98	96
Tenant	1	5	1	*	2
Shared responsibility	—	*	*	*	*
Not known	2	3	4	1	2

* Includes "other forms of tenure", i.e. rent free.

TABLE 2.33.—continued

	REST OF ENGLAND AND WALES				
	Privately renting*			Local* Authority tenants	All tenants
	Controlled	Not controlled	Furnished		
Sample base	302	334	51	783	1,470
Estimated number (000s)	1,366	1,484	235	3,255	6,340
Responsibility for decorations and repairs:					
<i>Inside Decorations</i>	%	%	%	%	%
Landlord	4	11	64	11	12
Tenant	92	79	16	84	82
Shared responsibility	—	1	5	3	2
Not known	4	9	15	2	4
<i>Outside Decorations</i>					
Landlord	88	81	75	98	92
Tenant	7	9	7	1	4
Shared responsibility	1	2	2	—	1
Not known	4	8	16	1	3
<i>Inside Repairs</i>					
Landlord	74	62	75	83	76
Tenant	18	22	8	9	14
Shared responsibility	2	4	2	5	4
Not known	6	12	15	3	6
<i>Outside Repairs</i>					
Landlord	94	86	80	98	94
Tenant	4	6	5	1	3
Shared responsibility	*	1	2	*	*
Not known	2	7	13	1	3
	ALL ENGLAND AND WALES				
Sample base	—	—	436	—	—
Estimated number (000s)	1,755	1,973	436	3,777	7,941
Responsibility for decorations and repairs:					
<i>Inside Decorations</i>	%	%	%	%	%
Landlord	6	13	73	18	17
Tenants	89	78	12	77	76
Shared responsibility	*	1	4	3	2
Not known	5	8	11	2	5
<i>Outside Decorations</i>					
Landlord	89	83	83	99	92
Tenants	6	9	4	1	4
Shared responsibility	1	1	1	—	1
Not known	3	7	11	1	3
<i>Inside Repairs</i>					
Landlord	70	60	82	83	75
Tenant	21	24	6	9	15
Shared responsibility	3	4	2	5	4
Not known	7	12	11	3	6
<i>Outside Repairs</i>					
Landlord	94	88	86	99	95
Tenant	3	5	3	1	2
Shared responsibility	*	1	1	*	*
Not known	2	6	9	1	3

* Includes "other forms of tenure", i.e. rent free.

TABLE 3.16.

The number of persons per room and the bedroom standard according to the type of household

GREATER LONDON							
Accommodation units occupying the whole of a rateable unit							
Household type							
	Individuals under 65 years	Small adult families	Small families	Large families	Large adult families	Older small households	Total
Sample base	63	295	431	250	645	479	2,173*
Estimated number (000s)	99	267	396	251	591	450	2,003
Persons per room	%	%	%	%	%	%	%
Over 2	—	—	1	8	*	—	1
Over 1.5 up to 2	2	2	1	8	*	—	1
Over 1 up to 1.5	—	—	5	23	4	—	5
Number of persons equal number of rooms							
1	8	6	20	32	19	7	16
0.66-0.99	—	22	43	33	46	11	32
0.50-0.65	14	31	25	2	26	31	32
Less than 0.50	76	39	3	*	4	60	23
Bedroom Standard							
2 or more below standard	—	—	*	6	1	—	1
1 less than standard	—	1	10	28	10	1	9
Equal to standard	40	33	42	53	51	31	42
1 more than standard	35	36	42	9	33	33	33
2 or more than standard	25	30	5	4	4	35	15
Accommodation units occupying part of a rateable unit							
Sample base	100	152	144	53	61	174	689†
Estimated number (000s)	113	152	138	52	58	168	666
Persons per room	%	%	%	%	%	%	%
Over 2	—	—	8	19	—	—	3
Over 1.5 up to 2	—	17	10	30	3	3	9
Over 1 up to 1.5	—	—	28	19	16	—	9
Number of persons = number of rooms							
0.66-0.99	57	22	19	21	36	31	27
0.50-0.65	—	41	28	11	32	23	34
0.20-0.49	20	14	6	—	8	30	16
Less than 0.20*	23	6	—	—	3	26	12
Bedroom Standard							
2 or more below standard	—	—	3	28	10	—	4
1 less than standard	—	11	47	26	20	3	16
Equal to standard	86	72	33	40	52	78	63
1 more than standard	12	14	17	8	16	15	14
2 or more than standard	2	3	1	2	2	5	2

* Includes 10 households which were unsatisfactory by household type.

† Includes 5 households which could not be classified by household type.

TABLE 3.16.—*continued*

REST OF ENGLAND AND WALES							
Accommodation units occupying the whole or part of a rentable unit							
Household type							
	Indivi- duals under 60 years	Small adult families	Small families	Large families	Large adult families	Older small house- holds	Total
Sample base	89	341	600	349	645	766	2,802*
Estimated number (000s)	389	1,460	2,572	1,480	2,834	3,341	12,139
Persons per room	%	%	%	%	%	%	%
Over 2	—	—	—	—	—	—	—
Over 1.5 up to 2	—	1	1	9	—	*	1
Over 1 up to 1.5	—	*	5	21	4	—	5
Number of persons = number of rooms	3	2	16	40	17	4	14
0.66-0.99	—	14	47	25	41	9	27
0.50-0.65	16	36	27	5	34	25	26
Less than 0.50	34	47	4	—	4	62	27
Unclassifiable	7	—	—	—	—	—	*
Bedroom Standard	—	—	*	7	1	—	1
2 or more below standard	—	*	7	26	10	1	3
1 less than standard	8	16	43	57	46	22	35
Equal to standard	13	16	43	57	46	40	37
1 more than standard	46	45	46	8	36	36	18
2 or more than standard	28	39	5	2	7	—	—
ALL ENGLAND AND WALES							
Sample base	—	—	—	—	—	—	—
Estimated number (000s)	561	1,899	3,106	1,763	3,493	3,959	14,828
Persons per room	%	%	%	%	%	%	%
Over 2	—	—	*	2	2	—	*
Over 1.5 up to 2	—	2	1	9	*	*	2
Over 1 up to 1.5	—	*	7	21	4	—	5
Number of persons = number of rooms	14	4	17	39	17	8	15
0.66-0.99	—	17	45	26	42	10	28
0.50-0.65	16	34	26	3	32	25	23
Less than 0.50	65	43	4	*	4	60	25
Unclassifiable	5	—	*	—	—	—	*
Bedroom Standard	—	—	*	7	2	—	1
2 or more below standard	—	—	*	26	10	—	8
1 less than standard	6	1	9	57	47	25	39
Equal to standard	32	23	42	8	35	36	36
1 more than standard	39	42	44	2	6	35	17
2 or more than standard	23	35	5	—	—	—	—

* Includes 12 households who could not be classified by household type.

TABLE 3.17.

The number of persons per room and the bedroom standard according to the social class of the head of the household

GREATER LONDON						
Accommodation occupying the whole of a rateable unit						
Social Class						
	I and II	III Non-manual	III Manual	IV and V	House-wife etc.	Total
Sample base	515	315	668	477	168	2,173*
Estimated number (000s)	482	294	612	432	153	2,003
<i>Persons per room</i>	%	%	%	%	%	%
Over 2	—	—	1	1	—	—
Over 1.5 up to 2	1	1	2	2	1	1
Over 1 up to 1.5	2	3	7	6	2	5
Number of persons = number of rooms	11	15	20	19	8	16
0.66-0.99	35	35	33	33	13	32
0.50-0.65	24	23	23	22	19	22
Less than 0.50	27	23	15	17	57	23
Unclassifiable	—	—	—	—	—	*
<i>Bedroom Standard</i>						
2 or more below standard	1	1	1	1	2	1
1 less than standard	4	6	11	5	4	9
Equal to standard	34	43	44	48	38	42
1 more than standard	39	36	32	26	31	33
2 or more than standard	22	15	12	9	25	15
Accommodation occupying part of a rateable unit						
Sample base	84	118	217	194	73	686*
Estimated number (000s)	81	118	214	186	75	686
<i>Persons per room</i>	%	%	%	%	%	%
Over 2	—	—	5	5	1	3
Over 1.5 up to 2	4	5	11	13	5	9
Over 1 up to 1.5	6	5	12	11	3	9
Number of persons = number of rooms	31	30	24	32	22	27
0.66-0.99	26	28	31	18	8	24
0.50-0.65	19	18	9	13	33	16
Less than 0.50	14	14	8	7	27	12
Unclassifiable	—	—	—	—	—	*
<i>Bedroom Standard</i>						
2 or more below standard	4	2	3	6	4	4
1 less than standard	12	12	21	20	7	16
Equal to standard	63	63	59	64	75	63
1 more than standard	18	21	14	9	12	14
2 or more than standard	4	4	3	2	1	2

* Includes 30 units occupying the whole of a rateable unit and 13 of those occupying part which were unclassifiable with respect to social class.

TABLE 3.17.—continued

REST OF ENGLAND AND WALES						
Social Class						
	I and II	III Non-manual	III Manual	IV and V	Housewife etc	Total
Sample base	512	284	960	733	283	2,802*
Estimated number (000s)	2,250	1,221	4,177	3,160	1,205	12,139
<i>Persons per room</i>	%	%	%	%	%	%
Over 2	1	—	2	2	1	1
Over 1·5 up to 2	1	—	2	2	1	1
Over 1 up to 1·5	2	3	6	7	1	5
Number of persons = number of rooms	10	12	18	16	2	14
0·66-0·99	29	23	32	28	11	27
0·50-0·65	28	32	25	24	25	26
Less than 0·50	30	29	18	23	59	27
Unclassifiable	—	—	—	1	—	*
<i>Bedroom Standard</i>						
2 or more below standard	—	—	1	2	1	1
1 less than standard	3	4	8	12	6	8
Equal to standard	26	33	42	37	30	35
1 more than standard	43	46	35	34	38	37
2 or more than standard	28	17	14	15	24	18
ALL ENGLAND AND WALES						
Estimated number (000s)	2,865	1,629	4,972	3,764	1,430	14,828
<i>Persons per room</i>	%	%	%	%	%	%
Over 2	1	*	2	3	1	2
Over 1·5 up to 2	1	*	6	7	2	5
Over 1 up to 1·5	2	3	18	17	4	15
Number of persons = number of rooms	11	14	18	17	4	15
0·66-0·99	30	25	32	28	11	28
0·50-0·65	27	30	24	23	25	25
Less than 0·50	30	27	17	21	57	25
Unclassifiable	—	—	—	1	—	*
<i>Bedroom Standard</i>						
2 or more below standard	1	*	1	5	2	1
1 less than standard	3	5	9	13	6	8
Equal to standard	28	36	43	39	33	37
1 more than standard	41	43	34	32	36	36
2 or more than standard	27	16	13	14	23	17

* Includes 30 units which were unclassifiable with respect to social class.

TABLE 3.18.

The number of persons per room and the bedroom standard according to the household's tenure

GREATER LONDON						
Accommodation units occupying the whole of a rateable unit						
Type of tenure						
	Owner occupied	Local authority tenant	Privately rented		Furnished	All accommodation units
			Unfurnished			
			Controlled	Not controlled		
Sample base	1,017	568	296	240	39	2,173*
Estimated number (000s)	942	506	269	224	39	2,003
<i>Persons per room</i>	%	%	%	%	%	%
Over 2	—	—	1	1	(13)	*
Over 1.5 up to 2	4	2	1	2	(13)	4
Over 1 up to 1.5	2	7	4	8	(13)	5
<i>Number of persons — number of rooms 1</i>	8	28	13	24	(20)	16
0-66-0-99	34	35	24	27	(18)	32
0-50-0-65	25	17	22	23	(13)	23
Less than 0-50	30	10	33	14	(8)	23
Unclassifiable	*	—	—	—	(2)	*
<i>Bedroom Standard</i>						
2 or more less than standard	4	1	2	4	5	1
1 less than standard	4	12	9	16	39	9
Equal standard	30	60	42	51	23	42
1 more than standard	42	23	31	20	18	33
2 or more than standard	22	4	16	9	5	15
Accommodation units occupying part of a rateable unit						
Sample base	139	18	131	207	167	669*
Estimated number (000s)	146	16	120	208	162	686
<i>Persons per room</i>	%	%	%	%	%	%
Over 2	—	—	—	3	8	3
Over 1.5 up to 2	4	—	5	7	21	9
Over 1 up to 1.5	6	—	7	15	7	9
<i>Number of persons — number of rooms 1</i>	17	—	20	19	50	27
0-66-0-99	30	—	36	26	6	24
0-50-0-65	20	—	18	18	7	16
Less than 0-50	21	—	21	11	1	12
Unclassifiable	2	—	—	—	—	*
<i>Bedroom Standard</i>						
2 or more less than standard	2	—	5	4	4	4
1 less than standard	16	—	12	21	23	16
Equal to standard	35	—	65	60	72	63
1 more than standard	23	—	16	14	1	14
2 or more than standard	9	—	2	1	—	2

* Includes 13 units in Greater London occupying the whole of a rateable unit, and 37 occupying part classified as "other types of tenure" (mainly rent free).

TABLE 3.18.—continued

ISLE OF ENGLAND AND WALES						
Accommodation units occupying the whole or part of a movable unit						
Type of Tenure						
	Owner occupied	Local authority tenants	Privately rented		Furnished	All accommodation units
			Unfurnished	Furnished		
			Controlled	Not controlled		
Sample base	1,732	781	302	249	51	2,802*
Estimated number (000s)	5,399	3,255	1,360	1,119	235	12,179
Persons per room	⁽¹⁾	⁽²⁾	⁽¹⁾	⁽¹⁾	⁽¹⁾	⁽¹⁾
Over 2	+	+	—	1	4	+
Over 1.5 up to 2	+	3	+	2	6	1
Over 1 up to 1.5	2	7	4	7	8	5
Number of persons = number of rooms 1	9	20	12	22	14	14
0.66-0.99	27	32	23	23	15	27
0.50-0.65	28	24	36	23	31	26
Less than 0.50	34	14	17	22	8	27
Unclassifiable	—	—	—	—	12	+
Bedroom Standard	+	2	+	3	2	1
2 or more less than standard	4	10	8	12	31	8
1 less than standard	27	69	32	41	45	35
Equal to standard	43	31	34	33	22	37
1 more than standard	25	7	26	11	—	18
ALL ENGLAND AND WALES						
Estimated number (000s)	6,887	3,777	1,355	1,551	438	14,828
Persons per room	⁽¹⁾	⁽²⁾	⁽¹⁾	⁽¹⁾	⁽¹⁾	⁽¹⁾
Over 2	+	+	+	1	6	+
Over 1.5 up to 2	+	3	+	3	13	2
Over 1 up to 1.5	2	7	5	8	8	5
Number of persons = number of rooms 1	9	21	13	22	28	15
0.66-0.99	28	32	22	24	12	28
0.50-0.65	27	23	25	22	21	25
Less than 0.50	31	13	35	20	5	25
Unclassifiable	+	—	—	—	7	+
Bedroom Standard	1	2	1	3	3	1
2 or more less than standard	4	10	8	14	39	8
1 less than standard	28	50	35	45	54	37
Equal to standard	43	30	32	29	14	36
1 more than standard	25	7	23	10	+	17

* Includes 85 units in the rest of England and Wales classified as "other types of tenure" (mainly rent free).

TABLE 4.17.

The fitness of accommodation units and the likelihood of their being pulled down according to their structural type (including vacant accommodation units)

	GREATER LONDON									
	Structural Type									
	Whole house			Flat		Rooms	Dwelling is part over business	A.U. is part of tenable unit	All A.U.s	
	Detached	Semi-detached	Terraced	In block	Conversion					
Sample base	215	799	734	384	166	20	64	909	3,524	
Estimated number (000s)	170	577	596	461	133	16	51	700	2,784	
<i>Fitness</i>	%	%	%	%	%	%	%	%	%	
Unit	1	2	3	2	1	—	2	3	2	
Fit and with life up to 15 years	6	2	11	3	17	(10)	12	13	8	
Fit and with life 15-30 years	8	14	23	8	29	(60)	34	25	19	
Fit and with life 30 or more years	85	84	63	88	52	(30)	52	58	70	
Likely to be pulled down in 15 years	8	2	10	2	8	(30)	13	12	7	
Not likely to be pulled down in 15 years	92	98	90	98	92	(80)	87	88	93	
REST OF ENGLAND AND WALES										
Sample base	532	1,148	1,029	162	52	6	73	166	3,168	
Estimated number (000s)	2,058	4,597	4,039	636	204	24	287	652	12,437	
<i>Fitness</i>	%	%	%	%	%	%	%	%	%	
Unit	2	1	3	—	2	—	4	2	4	
Fit and with life up to 15 years	8	1	34	4	12	—	7	17	8	
Fit and with life 15-30 years	14	11	26	3	35	—	30	19	17	
Fit and with life 30 or more years	75	85	52	93	52	—	56	62	71	
Likely to be pulled down in 15 years	5	2	16	4	6	—	16	19	9	
Not likely to be pulled down in 15 years	95	98	84	96	94	—	84	81	91	
ALL ENGLAND AND WALES										
Estimated number (000s)	2,256	5,064	4,635	1,097	337	40	338	1,432	15,221	
<i>Fitness</i>	%	%	%	%	%	%	%	%	%	
Unit	2	1	3	—	2	—	4	2	3	
Fit and with life up to 15 years	8	3	13	4	14	—	5	15	8	
Fit and with life 15-30 years	13	11	25	3	32	—	31	22	17	
Fit and with life 30 or more years	76	85	53	91	52	—	56	60	71	
Likely to be pulled down in 15 years	5	2	16	3	7	—	15	15	9	
Not likely to be pulled down in 15 years	95	98	84	97	93	—	85	85	92	

N.B. Units unclassified with respect to fitness have been omitted.

TABLE 4.18.

The year in which the accommodation unit was built according to its fitness and likelihood of being pulled down

GREATER LONDON							
	Units A.Us	Fit and with a life of			All accom- modation units	Estimated length of life	
		Up to 15 years	15 to under 30 years	30 years or more		Up to 15 years	More than 15 years
Sample base*	61	292	669	2,483	3,524	238	3,283
Estimated number (000s)	48	231	539	1,981	2,784	203	2,577
Year built	%	%	%	%	%	%	%
Before 1919	100	89	74	34	48	87	85
1919-1944	—	5	19	42	33	7	36
1945-1960	—	6	3	17	13	6	14
After 1960	—	—	—	6	4	—	5
No information	—	*	*	1	1	—	1
REST OF ENGLAND AND WALES							
Sample base*	119	262	541	2,238	3,168	270	2,897
Estimated number (000s)	467	1,029	2,124	8,796	12,437	1,080	11,356
Year built	%	%	%	%	%	%	%
Before 1919	92	86	77	23	40	91	76
1919-1944	5	7	15	34	27	3	30
1945-1960	1	—	6	29	22	5	24
After 1960	—	—	—	13	9	—	10
No information	2	1	2	1	1	1	1
ALL ENGLAND AND WALES							
Estimated number (000s)	515	1,360	2,653	10,747	15,223	1,263	13,951
Year built	%	%	%	%	%	%	%
Before 1919	93	86	77	23	42	90	77
1919-1944	5	6	15	30	26	4	27
1945-1960	1	7	5	27	21	5	22
After 1960	—	—	—	12	8	—	9
No information	2	1	2	1	1	1	1

N.B. Units not classified in terms of fitness have been omitted from this table.

* All occupied and vacant accommodation units.

TABLE 4.19.

Availability of the standard amenities according to whether the accommodation unit occupied the whole or part of a rateable unit

	GREATER LONDON		REST OF ENGLAND AND WALES		ALL ENGLAND AND WALES	
	A.U. occupied the whole of R.U.	A.U. occupied part of R.U.	A.U. occupied the whole of R.U.	A.U. occupied part of R.U.	A.U. occupied the whole of R.U.	A.U. occupied part of R.U.
Sample base	2,173	699	2,676	126	—	—
Estimated number (000s)	2,003	695	11,542	597	13,345	1,283
<i>Availability of amenities to households</i>						
Sink—sole use	99	76	98	56	98	67
—shared use	1	15	*	35	*	24
—none	*	9	2	9	2	9
Fixed bath or shower—sole use	86	19	84	25	84	22
—shared use	2	49	*	59	*	54
—none	12	12	16	16	15	24
Wash basin—sole use	76	24	77	26	77	25
—shared use	1	27	*	45	*	16
—none	23	48	23	29	23	39
Hot water at sink, washbasin and fixed bath	73	31	75	55	75	43
W.C. in or attached to building	—	—	—	—	—	—
—sole use	95	35	86	35	88	35
—shared use	4	63	1	56	1	60
W.C. not in or attached to building	—	—	—	—	—	—
—sole use	1	2	10	2	11	5
—shared use	—	—	2	7	—	—
No W.C.	—	—	1	—	—	—
Ventilated ladder—sole use	62	17	66	17	65	17
—none	38	83	34	83	35	83
<i>Achievement of standard amenities</i>						
Household has sole use of:	—	—	—	—	—	—
(a) 3 standard amenities	55	8	61	13	61	10
(b) standard amenities apart from ventilated ladder	16	5	11	6	12	5
(c) reduced standard amenities	—	—	4	2	—	—
(d) reduced standard amenities apart from ventilated ladders	28	85	2	8	26	82
Household without the sole use of hot water supply to sink or W.C. in or attached to building	—	—	21	70	—	—
Unserviceable	1	2	*	2	*	2

TABLE 4.20.

Achievement of standard amenities according to the year in which the accommodation was built

GREATER LONDON					
	Year in which accommodation was built				
	Before 1919	1919-1944	1945-1960	After 1960	Total
Sample base	1,347	976	409	128	2,872*
Estimated number (000s)	1,286	904	367	121	2,689
<i>Achievement of standard amenities</i>	%	%	%	%	%
Household has sole use of:					
(a) 5 standard amenities	14	59	89	86	44
(b) standard amenities apart from ventilated larder	14	17	5	12	14
(c) reduced standard amenities	70	23	6	1	41
(d) reduced standard apart from ventilated larder					
Household without sole use of hot water supply to sink or W.C. in or attached to building					
Unclassifiable	2	1	*	1	1
REST OF ENGLAND AND WALES					
Sample base	1,087	774	653	262	2,802*
Estimated number (000s)	4,806	3,310	2,771	1,127	12,139
<i>Achievement of standard amenities</i>					
Household has sole use of:					
(a) 5 standard amenities	28	66	91	87	59
(b) standard amenities apart from ventilated larder	14	12	6	11	11
(c) reduced standard amenities	4	8	*	*	4
(d) reduced standard apart from ventilated larder	6	1	*	—	2
Household without the sole use of hot water supply to sink or W.C. in or attached to building	47	12	3	2	23
Unclassifiable	1	*	—	—	*
ALL ENGLAND AND WALES					
Estimated number (000s)	6,092	4,214	3,138	1,248	14,828
<i>Achievement of standard amenities:</i>					
Household has sole use of:					
(a) 5 standard amenities	26	65	91	87	57
(b) standard amenities apart from ventilated larder	14	13	6	11	12
(c) reduced standard amenities	60	21	3	2	31
(d) reduced standard apart from ventilated larder					
Household without the sole use of hot water supply to sink or W.C. in or attached to building					
Unclassifiable	1	*	*	*	*

* Includes 12 units in Greater London and 26 in the rest of England and Wales for which we have no information on year built.

TABLE 4.21.

Achievement of standard amenities according to the fitness and estimated length of life of the accommodation unit

	GREATER LONDON							
	Units A,Us	Fit and with a life of				Estimated length of life		
		Up to 15 yrs	15 to under 30 yrs	30 yrs or more	All accom- modation units	Under 5 yrs	5-15 yrs	More than 15 yrs
Sample base	58	259	558	1,976	2,872	87	150	2,632
Estimated number (000s)	48	223	498	1,908	2,689	72	130	2,484
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%	%
Household has sole use of:								
(a) 5 standard amenities	2	9	21	56	44	10	11	47
(b) standard amenities apart from ventilated ladder	3	8	17	14	14	7	9	14
(c) reduced standard amenities (d) reduced standard amenities apart from ventilated ladder	92	81	60	29	41	78	79	38
Household without sole use of hot water to sink or W.C. in or attached to building								
Unclassifiable	3	2	2	1	1	5	1	1
	REST OF ENGLAND AND WALES							
	Units A,Us	Fit and with a life of				Estimated length of life		
		Up to 15 yrs	15 to under 30 yrs	30 yrs or more	All accom- modation units	Under 5 yrs	5-15 yrs	More than 15 yrs
Sample base	107	335	474	1,950	2,862	109	116	2,577
Estimated number (000s)	431	985	2,041	8,642	12,139	463	554	11,122
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%	%
Household has sole use of:								
(a) 5 standard amenities	5	21	36	72	59	9	18	63
(b) standard amenities apart from ventilated ladder	5	7	16	11	11	4	5	12
(c) reduced standard amenities (d) reduced standard amenities apart from ventilated ladder	—	—	5	4	4	2	3	4
Household without sole use of hot water to sink or W.C. in or attached to building	6	8	6	1	2	4	10	2
Unclassifiable	83	59	36	12	23	81	64	19
Unclassifiable	1	*	*	*	*	—	—	*
	ALL ENGLAND AND WALES							
	Units A,Us	Fit and with a life of				Estimated length of life		
		Up to 15 yrs	15 to under 30 yrs	30 yrs or more	All accom- modation units	Under 5 yrs	5-15 yrs	More than 15 yrs
Estimated number (000s)	499	1,309	2,539	10,550	14,828	515	684	13,606
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%	%
Household has sole use of:								
(a) 5 standard amenities	4	19	33	69	57	9	17	60
(b) standard amenities apart from ventilated ladder	5	7	16	11	12	4	6	12
(c) reduced standard amenities (d) reduced standard amenities apart from ventilated ladder	89	73	50	19	31	86	77	27
Household without sole use of hot water to sink or W.C. in or attached to building								
Unclassifiable	2	1	1	*	*	1	*	*

N.B. Units not classified in terms of fitness have been omitted from this table.

TABLE 4.22.

The availability of amenities to households and the achievement of standard amenities according to the tenure of the accommodation unit

GREATER LONDON						
Accommodation unit occupying the whole of a rateable unit						
Tenure of accommodation unit						
	Owner occupied	Local authority rented	Privately rented		Total	
			Unfurnished	Furnished		
			Controlled	Not controlled		
Sample base	1,517	568	256	240	(39)	2,177*
Estimated number (000s)	942	504	269	224	39	2,093
Availability of amenities to households	%	%	%	%	%	%
Sink—sole use	100	99	99	94	(85)	99
—shared use	*	1	1	2	(3)	1
—none	—	*	1	*	(3)	*
Fixed bath or shower						
—sole use	94	96	93	67	(58)	86
—shared use	*	1	1	1	(37)	1
—none	4	3	47	39	(5)	12
Wash basin						
—sole use	91	77	38	58	(52)	76
—shared use	*	—	3	1	(37)	1
—none	7	23	60	40	(11)	22
Hot water at sink, washbasin and fixed bath	89	76	31	53	(54)	73
W.C. in or attached to building						
—sole use	96	97	90	90	(63)	95
—shared use	2	2	7	8	(27)	4
W.C. not in or attached to building	1	1	3	2	(—)	1
—shared use						
No W.C.						
Ventilated larder						
—sole use	64	78	40	49	(37)	62
—none	36	22	60	51	(63)	38
Achievement of standard amenities						
Household has sole use of:						
(a) 3 standard amenities	62	70	19	39	(26)	55
(b) standard amenities apart from ventilated larder	25	4	11	13	(20)	16
(c) reduced standard	12	24	61	48	(52)	28
(d) reduced standard apart from ventilated larder						
Household without sole use of hot water at sink or W.C. in or attached to building	1	2	1	*	(2)	1
Unclassifiable						

* Includes 13 units with other forms of tenure.

TABLE 4.22.—continued

GREATER LONDON						
Accommodation unit occupying part of a rateable unit						
Tenure of accommodation unit						
	Owner occupied	Local authority rented	Privately rented		Total	
			Unfurnished			
			Controlled	Not controlled		
Sample base	139	18	131	207	167	695*
Estimated number (000s)	146	16	120	208	162	686
<i>Availability of amenities to households</i>						
Sink—sole use	82		85	83	84	76
—shared use	17		12	13	16	15
—none	1		3	4	29	9
Fixed bath or shower						
—sole use	21		9	21	11	19
—shared use	64		23	42	70	49
—none	15		68	37	19	32
Washbasin						
—sole use	30		8	21	28	24
—shared use	46		11	21	35	27
—none	24		82	58	37	48
Hot water at sink, wash basin and fixed bath	56		8	29	21	31
W.C. in or attached to building						
—sole use	51		24	39	20	35
—shared use	49		79	60	80	63
W.C. not in or attached to building						
—sole use			6	1	—	(2)
—shared use						
No W.C.						
Ventilated larder						
—sole use	17		16	17	5	17
—none	83		84	83	95	83
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	6		1	7	1	8
(b) standard amenities apart from ventilated larder	10		2	7	4	5
(c) reduced standard						
(d) reduced standard apart from ventilated larder	82		95	85	93	85
Household without sole use of hot water at sink or W.C. in or attached to building						
Uncommutable	2		2	1	2	2

* Includes 37 units with other forms of tenure.

TABLE 4.22.—*continued*

REST OF ENGLAND AND WALES						
Accommodation unit occupying the whole or part of a rateable unit						
Tenure of accommodation unit						
	Owner occupied	Local authority rented	Privately rented		Total	
			Unfurnished			
			Controlled	Not controlled		
Sample base	1,332	783	302	249	51	2,803*
Estimated number (000s)	5,799	3,135	1,366	1,119	235	12,139
<i>Availability of amenities to households</i>						
Sink—sole use	98	99	92	90	69	66
—shared use	1	1	1	5	20	2
—none	1	*	6	6	12	2
Fixed bath or shower						
—sole use	88	96	42	46	49	81
—shared use	2	1	2	9	33	3
—none	10	3	56	45	18	16
Washbasin						
—sole use	85	87	33	42	47	75
—shared use	2	1	1	8	35	2
—none	14	13	66	50	28	23
Hot water at sink, wash basin and fixed bath	84	86	32	43	55	74
W.C. in or attached to building						
—sole use	83	95	62	56	55	84
—shared use	2	1	3	11	39	3
W.C. not in or attached to building	7	1	28	26	4	10
—sole use	1	1	5	6	2	2
—shared use	1	*	2	4	—	1
No W.C.						
Ventilated ladder						
—sole use	66	84	23	32	18	63
—none	34	16	67	68	82	36
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	63	82	22	24	16	59
(b) standard amenities apart from ventilated ladder	17	2	7	10	21	11
(c) reduced standard amenities	2	7	7	4	—	4
(d) reduced standard apart from ventilated ladder	2	1	8	4	5	2
Household without sole use of hot water at sink or W.C. in or attached to building	16	8	56	56	55	23
Unclassifiable	*	*	*	1	—	*

* Includes 85 units with other forms of tenure.

TABLE 4.22.—*continued*

ALL ENGLAND AND WALES							
Accommodation unit occupying the whole or part of a rateable unit							
Tenure of accommodation unit							
	Owner occupied	Local authority rented	Privately rented		Total		
			Unfurnished	Furnished			
			Controlled	Not controlled			
Estimated number (000s)	6,887	3,777	1,755	1,551	436	14,828	
<i>Availability of amenities to households</i>							
Sink—sole use	96	94	93	90	66	96	
—shared use	1	1	2	5	17	2	
—none	1	4	5	5	17	2	
Fixed bath or shower							
—sole use	88	95	41	46	36	79	
—shared use	3	1	3	12	47	5	
—none	9	3	56	41	17	16	
Washbasin							
—sole use	85	85	32	42	40	75	
—shared use	2	1	2	9	30	3	
—none	13	14	66	50	30	24	
Hot water at sink, wash basin and fixed bath	84	84	30	43	43	72	
W.C. in or attached to building							
—sole use	90	95	64	58	43	83	
—shared use	3	2	8	16	54	6	
W.C. not in or attached to building	}	3	29	25	3	11	
—sole use							
—shared use							
No W.C.							
Ventilated larder							
—sole use	65	83	33	32	15	61	
—none	35	17	67	68	85	38	
<i>Achievement of standard amenities</i>							
Household has sole use of:							
(a) 5 standard amenities	61	80	20	24	11	57	
(b) standard amenities apart from ventilated larder	18	2	7	10	15	12	
(c) reduced standard amenities	}	17	72	65	73	34	
(d) reduced standard apart from ventilated larder							
Household without sole use of hot water at sink or W.C. in or attached to building							
Unclassifiable	*	*	1	1	1	*	

TABLE 4.23.

Fitness and estimated length of life of accommodation units according to the age of the head of household

	GREATER LONDON						Total
	Up to 29 yrs	30-39 years	40-49 years	50-59 years	60-69 years	70 years and over	
Sample base	313	509	577	635	445	370	2,872*
Estimated number (000s)	295	485	540	578	419	347	2,669
Unit accommodation	% 1	% 3	% 2	% 3	% 3	% 1	% 2
Fit and with a life of up to 15 years	12	11	7	7	7	13	9
Fit and with a life of 15-30 years	22	17	15	21	23	22	19
Fit and with a life of 30 years or more	62	69	75	69	70	64	69
No information	2	*	1	*	—	1	1
Estimated length of life							
Under 5 years	4	3	3	2	3	4	3
5-15 years	7	5	5	5	6	5	5
More than 15 years	90	92	92	93	91	91	92
No information	—	—	1	—	—	—	*
	REST OF ENGLAND AND WALES						Total
	Up to 29 yrs	30-39 years	40-49 years	50-59 years	60-69 years	70 years and over	
Sample base	731	494	575	577	508	405	2,802*
Estimated number (000s)	982	2,136	2,465	2,509	2,222	1,778	12,139
Unit accommodation	% 4	% 4	% 3	% 4	% 3	% 2	% 4
Fit and with a life of up to 15 years	13	6	7	8	9	9	8
Fit and with a life of 15-30 years	16	13	14	18	19	23	17
Fit and with a life of 30 years or more	66	77	75	71	67	65	71
No information	—	—	*	*	1	—	*
Estimated length of life							
Under 5 years	6	3	3	4	4	3	4
5-15 years	3	3	4	5	5	3	4
More than 15 years	89	93	93	91	91	93	92
	ALL ENGLAND AND WALES						Total
	Up to 29 yrs	30-39 years	40-49 years	50-59 years	60-69 years	70 years and over	
Estimated number (000s)	1,277	2,625	2,960	3,087	2,643	2,125	14,528
Unit accommodation	% 4	% 3	% 3	% 4	% 3	% 2	% 4
Fit and with a life of up to 15 years	13	7	7	8	9	9	8
Fit and with a life of 15-30 years	18	14	14	18	19	23	17
Fit and with a life of 30 years or more	65	76	75	70	68	65	71
No information	*	*	*	*	*	*	*
Estimated length of life							
Under 5 years	6	3	3	4	4	4	4
5-15 years	6	4	4	5	5	3	4
More than 15 years	89	93	93	91	91	93	92
No information	—	—	*	—	—	—	*

* Includes 25 units in Greater London and 12 in the rest of England and Wales for which we have no information on age of head of household.

TABLE 4.24.

Achievement of standard amenities according to household type

	GREATER LONDON							Total
	Household type							
	Individuals under 60 years	Small adult families	Small families	Large families	Large adult families	Older small households		
Sample base	173	447	575	303	796	633	2,872*	
Estimated number (000s)	172	419	534	283	649	618	2,689	
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%	
Household has sole use of:								
(a) 5 standard amenities	18	36	46	53	54	38	44	
(b) standard amenities apart from ventilated larder	19	17	17	14	15	9	14	
(c) reduced standard amenities								
(d) reduced standard apart from ventilated larder	72	46	36	32	30	52	41	
Household without sole use of hot water at sink or W.C. in or attached to building								
Unclassifiable	1	1	1	*	2	1	1	
REST OF ENGLAND AND WALES								
Sample base	89	341	600	349	645	766	2,802*	
Estimated number (000s)	389	1,480	2,372	1,480	2,831	3,341	12,139	
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%	
Household has sole use of:								
(a) 5 standard amenities	37	57	63	70	64	51	59	
(b) standard amenities apart from ventilated larder	7	17	13	11	9	9	11	
(c) reduced standard amenities	2	2	3	4	5	5	4	
(d) reduced standard apart from ventilated larder	3	3	2	1	3	2	2	
Household without sole use of hot water at sink or W.C. in or attached to building	51	29	19	14	18	32	23	
Unclassifiable	—	1	*	—	*	1	*	
ALL ENGLAND AND WALES								
Estimated number (000s)	561	1,899	3,366	1,763	3,480	3,959	14,828	
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%	
Household has sole use of:								
(a) 5 standard amenities	32	53	61	67	62	49	57	
(b) standard amenities apart from ventilated larder	7	17	14	12	10	9	12	
(c) reduced standard amenities								
(d) reduced standard apart from ventilated larder	61	29	25	21	27	41	31	
Household without sole use of hot water at sink or W.C. in or attached to building								
Unclassifiable	*	1	*	*	*	1	*	

* 15 households in Greater London and 12 in the rest of England and Wales which could not be classified by household type.

TABLE 4.25.

Achievement of standard amenities according to the age of the head of the household

	GREATER LONDON						
	Age of householder						
	Up to 29 years	30-39 years	40-49 years	50-59 years	60-69 years	70 years and over	Total
Sample base	313	508	577	635	445	370	2,872 *
Estimated number (000s)	395	489	540	578	419	347	2,689
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%
Household has sole use of:							
(a) 5 standard amenities	25	44	53	49	45	34	44
(b) standard amenities apart from ventilated larder	12	18	16	14	11	8	14
(c) reduced standard amenities							
(d) reduced standard apart from ventilated larder	63	37	31	36	43	56	41
Household without sole use of hot water to sink or W.C. in or attached to building	*	1	*	1	1	2	1
Unclassifiable							
REST OF ENGLAND AND WALES							
Sample base	231	494	575	577	508	405	2,802*
Estimated number (000s)	982	2,136	2,465	2,509	2,222	1,778	12,139
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%
Household has sole use of:							
(a) 5 standard amenities	49	67	69	60	58	48	59
(b) standard amenities apart from ventilated larder	14	17	11	11	10	9	11
(c) reduced standard amenities	2	3	2	4	6	5	4
(d) reduced standard apart from ventilated larder	2	1	3	2	5	1	2
Household without sole use of hot water to sink or W.C. in or attached to building	12	16	14	22	30	36	23
Unclassifiable	*	—	*	*	*	*	*
ALL ENGLAND AND WALES							
Estimated number (000s)	1,377	2,625	3,005	3,087	2,641	2,125	14,838
<i>Achievement of standard amenities</i>	%	%	%	%	%	%	%
Household has sole use of:							
(a) 5 standard amenities	43	63	66	58	52	46	57
(b) standard amenities apart from ventilated larder	13	14	12	12	10	9	12
(c) reduced standard amenities							
(d) reduced standard apart from ventilated larder	42	23	21	30	38	45	31
Household without sole use of hot water to sink or W.C. in or attached to building	*	*	*	1	1	1	*
Unclassifiable							

* Includes 23 only in Greater London and 12 in the rest of England and Wales for which we have no information on the age of the head of the household.

TABLE 4.26.

Achievement of standard amenities according to the social class of the head of the household

	GREATER LONDON					
	Social Class of Head of Household					Total
	I and II	III non-manual	III manual	IV and V	Housewife etc.	
Sample base	599	433	885	671	241	2,872*
Estimated number (000's)	563	412	826	618	228	6,689
	%	%	%	%	%	%
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	62	46	39	34	38	44
(b) standard amenities apart from ventilated larder	20	15	16	7	7	14
(c) reduced standard amenities	18	37	44	58	53	41
(d) reduced standard apart from ventilated larder						
Household without sole use of hot water to sink or W.C. in or attached to building						
Unclassifiable	*	1	1	1	2	1
REST OF ENGLAND AND WALES						
Sample base	512	284	960	733	283	2,802*
Estimated number (000's)	2,250	1,221	4,177	3,160	1,205	12,139
	%	%	%	%	%	%
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	71	67	60	50	53	59
(b) standard amenities apart from ventilated larder	18	16	10	8	8	11
(c) reduced standard amenities	*	1	6	5	5	4
(d) reduced standard apart from ventilated larder	2	*	3	4	1	2
Household without sole use of hot water to sink or W.C. in or attached to building	9	16	21	34	33	23
Unclassifiable	—	—	1	*	—	*
ALL ENGLAND AND WALES						
Estimated number (000's)	2,813	1,633	5,003	3,778	1,433	14,828
<i>Achievement of standard amenities</i>						
Household has sole use of:						
(a) 5 standard amenities	69	62	56	47	51	57
(b) standard amenities apart from ventilated larder	18	16	11	6	8	12
(c) reduced standard amenities	13	22	32	45	41	31
(d) reduced standard apart from ventilated larder						
Household without sole use of hot water to sink or W.C. in or attached to building						
Unclassifiable	*	*	1	*	*	*

* Includes 33 households in Greater London and 30 in the rest of England and Wales which were not classifiable as to social class.

TABLE 4.27.

Achievement of standard amenities according to
income of head of the household

	GREATER LONDON							
	Income of the Head of Household							
	Up to £3	£5 to £7 10s.	£7 10s. to £10	£10 to £12 10s.	£12 10s. to £15	£15 to £20	£20 and over	Total
Sample base	251	225	183	305	489	537	545	2,872*
Estimated number (000s)	237	210	175	291	452	518	516	2,689
Achievement of standard amenities	%	%	%	%	%	%	%	%
Household has sole use of:								
(a) 5 standard amenities	26	31	24	31	42	48	64	44
(b) standard amenities apart from ventilated larder	8	5	5	13	11	17	23	14
(c) reduced standard amenities								
(d) reduced standard apart from ventilated larder	64	63	68	55	46	34	13	41
Household without sole use of hot water to sink or W.C. in or attached to building							*	1
Unclassifiable	2	1	3	1	1	1	*	1
	REST OF ENGLAND AND WALES							
	Income of the Head of Household							
	Up to £3	£5 to £7 10s.	£7 10s. to £10	£10 to £12 10s.	£12 10s. to £15	£15 to £20	£20 and over	Total
Sample base	336	262	217	331	454	498	368	2,802
Estimated number (000s)	1,449	1,137	970	1,315	1,955	2,153	1,579	12,129
Achievement of standard amenities	%	%	%	%	%	%	%	%
Household has sole use of:								
(a) 5 standard amenities	41	50	51	52	63	67	76	59
(b) standard amenities apart from ventilated larder	6	8	9	9	10	14	18	11
(c) reduced standard amenities	7	6	5	6	7	7	*	4
(d) reduced standard apart from ventilated larder	2	4	3	4	5	2	*	2
Household without sole use of hot water to sink or W.C. in or attached to building	44	32	32	38	21	16	6	23
Unclassifiable	—	—	—	1	*	—	—	*
	ALL ENGLAND AND WALES							
	Income of the Head of Household							
	Up to £3	£5 to £7 10s.	£7 10s. to £10	£10 to £12 10s.	£12 10s. to £15	£15 to £20	£20 and over	Total
Estimated number (000s)	1,686	1,337	1,345	1,896	2,487	2,673	2,095	14,828
Achievement of standard amenities	%	%	%	%	%	%	%	%
Household has sole use of:								
(a) 5 standard amenities	39	47	47	49	60	63	73	57
(b) standard amenities apart from ventilated larder	6	8	9	10	10	15	19	12
(c) reduced standard amenities								
(d) reduced standard apart from ventilated larder	55	45	43	49	39	22	8	31
Household without sole use of hot water to sink or W.C. in or attached to building							*	*
Unclassifiable	*	*	1	1	1	*	*	*

* Includes 315 units in Greater London and 319 in the rest of England and Wales for which we have no information on income.

TABLE 4.28.

*Households occupying the whole of a rateable unit
with a life of 15 years or more
Amenities lacking according to tenure*

GREATER LONDON					
Tenure of the accommodation unit					
	Owner occupied	Privately Rented			Total
		Unfurnished		Furnished	
		Con- trolled	Not con- trolled		
<i>Households occupying the whole of a rateable unit with life of 15 years or more:</i>	%	%	%	%	%
Those with sole use of standard amenities, apart from ventilated larder	71	16	26	36	41
Those with sole use of hot water at sink, W.C.,* and ventilated larder	25	84	74	64	55
Those with sole use of hot water at sink and W.C.*					
Households without hot water at sink or W.C.*	4	—	1	—	3
Unclassifiable	350	152	113	25	812
Sample base					
REST OF ENGLAND AND WALES					
<i>Households occupying the whole of a rateable unit with life of 15 years or more:</i>	%	%	%	%	%
Those with sole use of standard amenities, apart from ventilated larder	55	12	24		37
Those with sole use of hot water at sink, W.C.,* and ventilated larder	5	10	9		13
Those with sole use of hot water at sink and W.C.*	3	9	8		5
Households without hot water at sink or W.C.*	36	68	57		45
Unclassifiable	1	—	1		*
Sample base	399	139	86		771

* In or attached to building.

TABLE 4.29

Opinions about the suitability of the accommodation to the informant's tenure, density of occupation and the availability of the standard amenities

GREATER LONDON									
OWNER OCCUPANT									
	Persons per room: Standard Amenities*		No. of persons in room: Standard Amenities*		Persons per room: 0.50-0.99 Standard Amenities*		Persons per room: 1.00-1.49 Standard Amenities*		Persons per room: 1.50 and over Standard Amenities*
	With	Without	With	Without	With	Without	With	Without	
Accommodation rating:									
very well	56	50	50	40	73	51	73	51	73
fairly well	29	45	34	47	25	47	23	47	23
not at all	12	11	1	4	2	1	4	1	2
no answer									
Sample base	17	21	40	42	159	76	396	49	262
LOCAL AUTHORITY TENANTS									
Accommodation rating:									
very well	55	50	50	45	61	40	57	37	57
fairly well	45	38	41	41	35	43	35	31	34
not at all	21	44	2	12	4	6	3	3	5
no answer									
Sample base	42	58	114	166	160	48	268	79	103
ALL OTHER FORMS OF TENURE									
Accommodation rating:									
very well	55	51	55	45	65	41	63	44	55
fairly well	33	41	43	43	35	46	42	31	46
not at all	12	47	10	16	4	12	9	5	13
no answer									
Sample base	21	171	192	214	99	164	253	43	307

* Those lacking the use of a ventilated larder only have been included in the category "With Standard amenities".

TABLE 4.29.—continued

RIFT OF ENGLAND AND WALLS											
ONION OCCUPERS											
	Persons per room: over 1		No. of persons — no. of rooms		Persons per room: 0-66-0-99		Persons per room: 0-55-0-86		Persons per room: less than 0-50		
	With	Without	With	Without	With	Without	With	Without	With	Without	
Accommodation status:											
very well	63	38	51	61	60	76	83	82	86	83	
fairly well	33	50	41	36	20	22	14	17	12	14	
not at all	5	12	8	4	1	7	1	1	1	1	
no answer	—	—	—	—	—	—	—	—	—	—	
Sample base	21	16	37	95	25	120	57	353	306	455	
LOCAL AUTHORITY TENANTS											
Accommodation status:											
very well	85	10	24	50	57	29	75	34	77	48	
fairly well	87	38	19	46	36	37	36	21	18	44	
not at all	12	48	59	4	1	3	1	3	5	9	
no answer	—	—	—	—	—	—	—	—	—	—	
Sample base	60	20	80	139	20	159	211	30	248	159	
ALL OTHER FORMS OF TENURE											
Accommodation status:											
very well	50	25	28	39	27	37	21	42	34	62	
fairly well	55	38	37	46	48	47	34	54	21	28	
not at all	17	36	33	15	25	22	4	17	5	9	
no answer	—	2	2	—	—	—	1	1	1	1	
Sample base	12	45	57	33	75	108	67	89	76	111	

* Those lacking the use of a ventilated flue only have been included in the category "With Standard amenities".

* Those lacking the use of a ventilated heater only have been included in the category "With Sanitary amenities".

TABLE 6.14.
The stock of Rateable Units in 1964:
their structural type

	GREATER LONDON							
	WHOLE HOUSE			FLAT		Dwelling and Business	Total	
	Detached	Semi-detached	Terraced	Block	Conversion			
Sample base	234	794	984	636	338	37	84	2,964
Estimated number (000s)	183	627	778	502	172	29	66	2,357
Occupied by one household*	91	89	78	99	90	(81)	92	88
Occupied by more than one household	9	11	22	1	10	(10)	8	12
<i>Flats</i>								
Unit	*	1	4	1	1	(3)	1	2
Fit and with a life:								
less than 5 years	3	*	2	4	2	(3)	1	1
less than 5-10 years	1	1	4	1	6	—	9	3
less than 10-15 years	3	2	7	2	8	(3)	4	4
less than 15-30 years	9	15	24	9	23	(32)	33	19
over 30 years	84	80	59	87	54	(27)	59	71
<i>Year built</i>								
Before 1919	26	22	64	21	88	(89)	64	44
1919-44	48	61	30	10	9	(11)	28	37
1945-60	20	15	3	35	2	—	3	13
After 1960	6	2	1	14	7	—	2	4
No information	—	—	—	—	1	—	1	*
REST OF ENGLAND AND WALES								
Sample base	557	1,173	1,061	163	61	7	76	1,998
Estimated number (000s)	2,187	4,656	4,163	640	239	7	298	12,162
Occupied by one household*	97	98	97	100	89	(86)	96	94
Occupied by more than one household	3	2	3	—	11	(41)	4	2
<i>Flats</i>								
Unit	2	1	9	—	2	—	4	4
Fit and with a life:								
less than 5 years	3	*	2	1	2	—	1	1
less than 5-10 years	2	1	5	2	3	(14)	3	3
less than 10-15 years	3	2	7	2	7	—	3	4
less than 15-30 years	14	11	25	2	31	(29)	29	17
over 30 years	76	85	52	93	55	(57)	60	71
<i>Year built</i>								
Before 1919	39	17	69	30	52	(100)	69	39
1919-44	30	42	16	9	—	—	14	25
1945-60	24	31	12	46	3	—	8	23
After 1960	15	10	3	35	3	—	3	10
No information	2	—	—	—	2	—	6	—
ALL ENGLAND AND WALES								
Sample base	—	—	—	—	—	—	—	—
Estimated number (000s)	2,379	5,233	4,943	1,142	411	56	354	14,519
Occupied by one household*	96	97	94	100	89	(83)	93	96
Occupied by more than one household	4	3	6	*	11	(17)	3	4
<i>Flats</i>								
Unit	2	1	8	*	1	(3)	4	4
Fit and with a life:								
less than 5 yrs	3	+	2	1	2	(1)	1	1
5-10 years	2	1	5	1	4	(7)	4	3
10-15 years	3	2	7	2	7	(2)	3	4
15-30 years	14	12	25	5	31	(56)	31	17
over 30 years	76	84	53	91	55	(42)	57	71
<i>Year built</i>								
Before 1919	39	17	68	35	50	(99)	67	40
1919-44	31	45	18	10	4	(1)	17	29
1945-60	23	29	11	43	3	—	7	21
After 1960	15	9	3	26	3	—	3	9
No information	2	—	—	—	1	—	6	1

* Includes vacant rateable units, which, in the absence of contrary information, were assumed to be available for one household.

TABLE 6.15.
*The stock of Rateable Units in 1964:
their tenure type*

GREATER LONDON					
	Owner-occupied	Rented from Local Authority	Privately rented	Vacant or no information	Total
Sample base	1,377	663	862	82	2,984
Estimated number (000s)	1,087	524	681	65	2,357
	%	%	%	%	%
Occupied by one household*	88	97	80	99	88
Occupied by more than one household	12	3	20	1	12
<i>Unfitness</i>					
Unfit under Acts	*	1	4	2	2
Fitted with a life:					
less than 5 years	*	2	2	—	1
5-10 years	1	1	6	1	3
10-15 years	3	1	8	5	4
15-30 years	18	7	28	22	19
over 30 years	77	87	52	67	71
No information	*	1	*	1	*
<i>Year built</i>					
Before 1919	37	10	74	70	44
1919-1944	51	34	21	16	37
1945-1960	8	46	4	7	15
After 1960	4	10	1	7	4
No information	*	*	*	—	*
<i>Estimated life</i>					
Less than 5 years	1	3	5	5	3
5-15 years	3	2	9	2	5
Over 15 years	96	95	86	92	92
No information	—	*	—	1	*
<i>Structural type</i>					
Whole house: detached	14	3	2	5	8
semi-detached	41	18	12	18	27
terraced	36	24	36	29	33
Flat: in block	5	51	24	25	21
conversion	3	3	17	16	7
Rooms	*	*	3	2	1
Dwelling with/over business	1	1	6	5	3

TABLE 6.15.—*continued*

	BEST OF ENGLAND AND WALES				
	Owner-occupied	Rented from Local Authority	Privately rented	Vacant or no Information	Total
Sample base	1,481	836	707	74	3,098
Estimated number (000s)	5,814	3,282	2,776	290	12,162
Occupied by one household	% 98	% 99	% 96	% 97	% 98
Occupied by more than one household	2	1	4	3	2
<i>Unfitness</i>					
Unfit under Acts	2	1	10	5	4
Fit and with a life:					
less than 5 years	*	1	4	1	1
5-10 years	1	1	6	4	3
10-15 years	3	1	8	10	4
15-30 years	18	6	28	24	17
over 30 years	76	90	43	53	71
No information	*	*	1	3	*
<i>Year built</i>					
Before 1919	41	7	71	69	39
1919-1944	32	29	17	20	28
1945-1960	14	52	7	8	23
After 1960	12	12	3	3	10
No information	1	*	2	—	—
<i>Estimated life</i>					
Less than 5 years	2	2	10	4	4
5-15 years	3	1	10	11	4
Over 15 years	95	97	80	82	92
No information	—	—	*	3	*
<i>Structural type</i>					
Whole house: detached	28	5	11	14	18
semi-detached	38	50	24	30	38
terraced	30	29	50	32	34
Flat: in block	1	14	4	8	5
conversion	*	1	6	8	2
Rooms	*	*	*	3	*
Dwelling with/over business	2	1	5	5	3

TABLE 6.15—continued

	ALL ENGLAND AND WALES				
	Owner-occupied	Rented from Local Authority	Privately rented	Vacant or no information	Total
Sample	—	—	—	—	—
Estimated number (000s)	6,901	3,806	3,457	355	14,519
	%	%	%	%	%
Occupied by one household	96	99	93	98*	96
Occupied by more than one household	4	1	7	2	4
<i>Unfitness</i>					
Unfit under Acts	2	1	9	5	4
Fit and with a life:					
less than 5 years	*	1	3	1	1
5-10 years	1	1	6	4	3
10-15 years	3	1	8	9	4
15-30 years	18	6	28	24	17
over 30 years	76	90	45	55	71
No information	*	*	1	3	*
<i>Year built</i>					
Before 1919	41	7	72	69	40
1919-1944	35	30	18	19	29
1945-1960	13	51	6	8	21
After 1960	10	12	2	3	9
No information	1	1	1	—	1
<i>Estimated life</i>					
Less than 5 years	1	2	9	4	4
5-15 years	3	2	10	9	4
Over 15 years	96	96	81	85	92
No information	—	*	*	2	*
<i>Structural type</i>					
Whole house: detached	26	5	10	12	16
semi-detached	39	46	21	28	36
terraced	31	28	47	32	34
Flat: in block	1	19	8	11	8
conversion	1	1	8	9	3
Rooms	*	*	1	3	*
Dwelling with/over business	2	1	5	5	3

* In the absence of contrary information, vacant rateable units were assumed to be available for one household.

APPENDIX A

The Questionnaire

The Social Survey

HOUSING SURVEY 1964—SS.372

INFORMATION SHEET

In this inquiry we are re-interviewing at the rateable units included in our 1960 Housing Survey (apart from those which were privately rented in Greater London), together with some new rateable units built since June, 1960.

Your job is to identify the rateable unit and then to account for all the accommodation and all the households in it. Both the households and the subdivision of the rateable unit may well have changed and these changes are of particular interest to us.

Area Code

--	--	--

RU Serial No.

--	--	--

1960 GV

--	--	--

1960 KV

--	--	--

CODE TYPE OF RATEABLE UNIT BELOW

1960 DESCRIPTION OF RATEABLE UNIT

.....

.....

1960 ADDRESS OF RATEABLE UNIT (1964 address for new units)

.....

.....

.....

.....

New Ineligible

Now solely business	1960	1964	
Hotel, boarding house			A
Institution (specify)			B
Demolished, being demolished			C
Derelict, about to be demolished			D
Completely unoccupied			E

Eligible

Whole house, detached	1	1
Whole house, semi-detached	2	2
Whole house, terraced	3	3
Flat or maisonette in block	4	4
Flat or maisonette conversion	5	5
Rooms (no conversion)	6	6
Dwelling rated with business	7	7
Dwelling over business separately rated	8	8

IF THE RATEABLE UNIT NO LONGER SERVES AS A DWELLING, OR IF THERE HAS BEEN SOME STRUCTURAL ALTERATION, GIVE DETAILS BELOW. IF YOU BELIEVE A MISTAKE WAS MADE IN 1960 GIVE DETAILS AND RING SAMPLING SECTION.

.....

.....

.....

.....

.....

Name of Interviewer

..... No.

Date of completing this form

.....

1964 GV

--	--	--

1964 KV

--	--	--

OFFICE USE

--	--	--

Age

1960

Fitness

1964

Life

1960

Length

1964

Length

Pull down

Your built

--	--	--	--	--	--

COLS.
8-10

RU Serial No

--	--	--	--	--	--

COLS.
11-13

ONE OF THESE QUESTIONNAIRES MUST BE RETURNED FOR EVERY HOUSEHOLD, WHETHER INTERVIEWED OR NOT, AND FOR EVERY UNOCCUPIED UNIT IN THE RATEABLE UNIT

IF NOT INTERVIEWED, WHY NOT?

Give full explanation

WHETHER OCCUPIED

Occupied ..Y COL. 14

Unoccupied ..X COL. 14

IF OCCUPIED

Interviewed ..Y COL. 15

No interview ..X COL. 15

COUNT ROOMS ONCE ONLY IN THIS ORDER OF PRIORITY	1. What rooms have you?					COLS.
	(a) First of all, how many bedrooms have you? (INCLUDE REHITTERS)					16, 17
	(b) Have you a kitchen?	Yes	..... Y			
		No	..... X			18
	(i) Do you/your family eat any meals in it? Yes				..... 0	
		No	..... 1			18
	(c) What other rooms have you? (GIVE HOUSEWIFE'S NAME FOR ROOM)					
	EXCLUDE	.....			
	LAVATORY	.....				1-922
	BATHROOM	.....			
WARDROBE	.....				
LANDING	.....				
(d) Do you share any rooms with other households?						
None shared Y						23
Which		Included	Above	Shared with		
	Yes	No	Unit No.			24-38
	Y	X	.....		
	Y	X	.....		
	Y	X	.....		
(e) Are there any rooms which you don't use? No, all used Y						39
Which		Included	Above	Why not?		
	Yes	No				40-54
	Y	X	.....		
	Y	X	.....		
(f) Do you let/letlet any rooms in this house/flat (R.U.) to anyone else? None let/letlet Y						55
Which		Included	Above	To which unit?		
	Yes	No				56-70
	Y	X	.....		
	Y	X	.....		
	Y	X	.....		
NOW CODE THE NUMBER OF ROOMS						
EXCLUDE						
(i) Rooms unusable for structural reasons	rooms	for	Bedrooms			71, 72
(ii) Living rooms	for	sole use	Living rooms			73, 74
(iii) Kitchens in which no meals are eaten	for	sole use	Total habitable rooms			75, 76
			SHARED ROOMS			77, 78

DECIDE WHETHER THIS ACCOMMODATION UNIT CONSISTS OF THE SAME FLOOR SPACE AS ONE IN 1960. SUCH ACCOMMODATION UNITS RETAIN THEIR OLD NUMBERS FOR UNITS WHICH DO NOT CORRESPOND OR WHERE THE 1960 POSITION IS UNKNOWN OR INCORRECT USE 51, 52 etc. FOR ACCOMMODATION UNITS IN NEW RATEABLE UNITS USE 01, 02 etc.

ACCOMMODATION UNIT NUMBER

COLS.
79, 80



2. HOUSEHOLD COMPOSITION

Relationship to Household MEMBER NUMBER OF BOH	Office Use	Age last birthday		Sex		Marital Status				Paid job (hrs. per week)			Off. Use	
				M	F	M	S	W		F	P	N		
1. HOUSEWIFE	Col. 8		Col. 11	1	2	3	4	5		6	7	8		(a)
2.	Col. 12		Col. 13	1	2	3	4	5		6	7	8		(b)
3.	Col. 16		Col. 19	1	2	3	4	5		6	7	8		(c)
4.	Col. 20		Col. 23	1	2	3	4	5		6	7	8		(d)
5.	Col. 24		Col. 27	1	2	3	4	5		6	7	8		(e)
6.	Col. 28		Col. 31	1	2	3	4	5		6	7	8		(f)
7.	Col. 32		Col. 35	1	2	3	4	5		6	7	8		(g)
8.	Col. 36		Col. 39	1	2	3	4	5		6	7	8		(h)

<p>3. When did your household move here? (TO THIS R.U.)?</p> <p>IF 1960 GIVE MONTH Y</p> <p>NOW CODE: AUGUST 1960 OR SINCE ... Y</p> <p>JULY 1960 OR BEFORE ... X</p> <p>IF AUGUST 1960 OR SINCE—Code Y</p> <p>4. In what town (county) did you live before moving here?</p> <p>In U.K. Y</p> <p>Outside U.K. X</p> <p>Go to Q 11</p> <p>5. Did your household consist of the same people just before you moved in here? (TO THIS R.U.)</p> <p>Yes Y</p> <p>No X</p> <p>Go to Q 11</p> <p>IF NO (X)</p> <p>(a) What were the differences?</p> <p>Not married then ... O</p> <p>Go to Q 11</p> <p>(b) GIVE NUMERALS OF MEMBERS NOT IN HOUSEHOLD PRIOR TO MOVE</p> <p>.....</p> <p>(c) GIVE RELATIONSHIP OF ANYONE WHO HAS LEFT HOUSEHOLD (OR DIED) SINCE MOVE</p> <p>.....</p> <p>(d) GIVE RELATIONSHIP OF ANYONE IN HOUSEHOLD LEFT BEHIND WHEN PRESENT UNIT MOVED HERE</p> <p>.....</p> <p>6. Did you own your previous accom- modation or rent it, or were you living as part of another household?</p> <p>Owner-occupier 1</p> <p>Living as part of another household 2</p> <p>Council tenant 3</p> <p>Privately rented unfurnished 4</p> <p>Privately rented furnished 5</p> <p>Rent free 6</p> <p>Hotel/boarding house/Home/Other Institution (SPECIFY) 7</p> <p>Other (SPECIFY) 8</p> <p>..... 9</p>	<p>7. Why did you decide to leave? (FILL IN ALL REASONS AND UNDERLINE THE MOST IMPORTANT)</p> <p>COL. 75</p> <p>COL. 76</p> <p>COL. 76</p> <p>COL. 76</p> <p>COL. 77, 78</p> <p>COL. 79</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- TO ALL
11. Is the whole household trying to move at the moment, or are any members of the household trying to find separate accommodation?

CARD 3 COL 2 - 3

Yes, whole household trying to move as one	COL 5
Yes, whole household splitting into 2 groups and both moving (2 moving groups)	4
Yes, whole household splitting into 2 groups and one only moving (1 moving group)	5
Yes, whole household splitting into 3 groups and all moving (3 moving groups)	6
Yes, whole household splitting into 3 groups and one is staying (2 moving groups)	8
No one trying to move	9

FOR EACH GROUP TRYING TO MOVE, ASK (b)-(e) OF THE PERSON(S) TRYING TO MOVE

(a) Who? (GIVE NUMERALS OR WRITE "ALL")

(b) Would anyone else join you who is not living here now? (NUMBER OF PERSONS)

(c) Why do you want to move?

FROM ANY OTHER REASON
UNDERLINE MAIN REASON

NOTE IF NEW ACCOMMODATION ALREADY FOUND, BUT CONTINUE WITH QUESTIONS

(d) How many bedrooms would be needed?

(e) Would you be wanting to rent or buy the house/flat?

IF RENT OR EITHER (Codes Y or O)

What is the maximum rent that you would be willing to pay for such a house/flat including the rates?

MOVING GROUP I	MOVING GROUP II	MOVING GROUP III
COL 9	COL 10	COL 11
COL 12	COL 13	COL 14
COL 15	COL 16	COL 17
COL 18	COL 19	COL 20
COL 21 Rent Y Buy X Either O	COL 22 Rent Y Buy X Either O	COL 23 Rent Y Buy X Either O
COLS 24-28 £ s d	COLS 30-34 £ s d	COLS 36-40 £ s d
per COL 29	per COL 35	per COL 41

12. Do you own this house/flat or do you rent it?

Owning/renting Y
Rents (incl. rent free) X

IF RENTS (Code X) GO TO Q. 20

IF OWNS/IS BUYING (Code Y) CONTINUE WITH Q. 23

IF OWNS/IS BUYING

13. In whose name is the ownership?

FULL NAME
CHECK WITH SAME AS 1960 0
1960 Different 1
POSITION Don't know 2
Built since 1960 3

14. When did become the owner (start paying for it)?

19 COLS 43, 44

IF 1960 GIVE MONTHS COL 45

CHECK DATE WITH Q. 3, AND IF DIFFERENT GIVE REASON

Dwelling inherited Y
Bought as sitting tenant X
Bought prior to moving 0
Moved back after period of letting Housewife married into existing household 1
Other (specify) 2
Other (specify) 3

15. Did inherit the house/flat?

Yes Y
No X

IF YES (Y)

(a) From whom? (RELATIONSHIP TO HOUSEWIFE)

16. How was most of the money raised to pay for this house/flat?

Had money available Y
CODE Building Society Loan X
OWN Local Authority Loan 0
ONLY Insurance Company 1
Other (specify) 2

17. Has finished paying for it?

Yes 6
No 7

18. Do you own this house/flat freehold or leasehold?

Freehold Y
Leasehold X

IF LEASEHOLD (X)

(a) How long was the lease when you bought it?

..... years

(b) When does it expire?

COL. 52,
53

Year

IF ACCOMMODATION UNFURNISHED
(Code Y Q. 15)
GO TO Q. 33

20. Would you have preferred to rent a house/flat instead of buying this one?

COL. 54

Would have preferred to rent .. Y

Wanted to buy X

(a) What were the reasons for preferring to rent/buy?
(PROBE FOR ALL REASONS AND UNDERLINE THE MAIN ONE)

COL. 55

GO TO Q. 33

OFFICE USE

	(a)
	(b)
	(c)
	(d)
	(e)
	(f)
	(g)
	(h)
	(i)
	(j)

IF RENTS (Code X, Q. 12)

20. Do you rent your accommodation unfurnished or furnished?

COL. 56

Unfurnished Y

Furnished X

21. Is your rent controlled?

Yes 0

No 1

Don't know 2

22. In whose name is the tenancy (or on whose behalf is it granted rent free)?
FULL NAME

.....

Same as 1960 3

CHECK WITH 1960 Different 4

POSITION Don't know 5

Built since 1960 6

23. Does your landlord live here?

In the R.U. 7

Not in R.U. but in building 8

No 9

24. Are any members of the household in the employ of the landlord (IMMEDIATE LANDLORD)?

COL. 57

Yes Y

No X

IF YES (Y)

(a) Does (Do) the house/flat go with the job?

Yes 0

No 1

25. What is the name of your landlord?

(IMMEDIATE LANDLORD, NOT AGENT)

Name and Address of Landlord

.....

Not known 9

Landlord type

COL. 58

Local Authority/New Town Corp

.....

HOUSING Association 2

WHERE Charitable Trust 3

POSSIBLE Property Company 4

..... Other (specify) 5

Individual

..... Relative (specify) 6

CARE Friend (prior to tenancy) 7

WITH Not relative or friend 8

RELATIVE

IF PRIVATE RENTING (Codes 4-8, Q. 25)

Now I would like to ask you some questions about the rent you pay and how much of it is for rates and so on.

26. Is the house/flat let to you on a weekly basis, that is, the rent is payable weekly?

COL. 59

(IT MAY FOR CONVENIENCE BE Weekly .. Y

COLLECTED FORTNIGHTLY BUT Other ... X

WE ARE CONCERNED WITH THE Rent free .. 0

LEGAL PORTIONS.)

Go to
Q. 38

27. May I see your rent book?

No rent book 1

Not seen 2

Seen 3

ask (a)
ask (b)
See

IF NO RENT BOOK (1)

(a) Do you feel you should have one?

Yes 4

No 5

Go to
Q. 38

IF NOT SEEN (2)

(b) Are there any reasons why you can't show it to me?

Go to
Q. 38

IF SEEN (3)
(i) ENTER LAST TWO RENT PAYMENTS

	Amount	Date	
COLS. 60-65			COLS. 66-69
COLS. 70-75			COLS. 76-79

OFFICE USE

	£	s	d
Net Rent			
Gross Value	1960		
	1964		
Rateable Value	1960		
	1964		
Gross Ratio	1960		
	1964		
(a)			
(b)			

(ii) THE BOOK MAY CONTAIN A PRINTED SECTION HEADED "INFORMATION FOR TENANT" LIKE THE SET OF TERMS BELOW. FILL IN THE ENTRIES IN THE BOXES, WHERE THERE IS NO ENTRY, WRITE "BLANK".

Does not contain this set Y

INFORMATION FOR TENANT

4. The gross value of the premises for the purposes of the Rent Act, 1957, is per annum COLS. 9-13

5. The rent limit is per COLS. 14-18

6. The rent payable is per COLS. 20-24

7. The rent includes per COLS. 26-30

for rates borne by the landlord.

8. The rent also includes per COLS. 32-36

for services provided ()

THE ANSWERS TO SOME OF THE QUESTIONS BELOW WILL BE AVAILABLE FROM THE RENT BOOK, BUT ALL SHOULD BE CHECKED BY ASKING QUESTIONS. RECONCILE ANY DISCREPANCIES. DO NOT ASK OUT, BUT EXPLAIN IN NOTES.

TO ALL RENTERS

28. How much do you pay in rent altogether?

£	s	d	per
		
			Rent free ... O

ANY COMMENTS ABOUT SHARING RENT ARE TO BE NOTED.

29. Have you an agreement or lease?

Yes Y
No X

IF YES (Y)

(a) What period does it cover?

..... Years

CARD 4, COL. 2 - 4

30. Do you pay any rates separately or are they included in the rent?

Pays rates and water rates separately 1
Pays ordinary rates only separately 2
Pays water rates only separately 3
All rates included in rent 4

IF PAYS WATER RATES ONLY SEPARATELY (Code 3)

OR IF ALL RATES INCLUDED IN RENT (Code 4)

(a) Do you know how much of your rent is for the ordinary rates?

Don't know 9

£	s	d	per
		

IF FURNISHED (Code X Q. 20) GO TO Q. 32

IF UNFURNISHED (Code Y Q. 28)

31. Does your rent include anything for service of any kind, such as.....?

PROMPT Heating 1
AND Lighting 2
CODE Hot water 3
ALL Cleaning 4
THAT Lift 5
APPLY Porter, caretaker 6
Other services (specify) 7
NO SERVICES 9

IF ANY SERVICES (codes 1-7):

(a) Do you know how much of your rent is for these services?

Don't know 9

£	s	d	per
		

TO ALL RENTERS

32. Who is supposed to be responsible for the repairs and decorations to this house/flat?

	Land-lord	Ten-ant	Don't Shared know
Interior decoration	6	7	8 9
Outside decoration	Y	X	0 1
Inside repair	2	3	4 5
Outside repair	6	7	8 9

TO ALL
Now I would like to ask you about some of
the amenities of the house/flat

33. Have you got your own sink?

IF SOLE USE OR SHARED (Code Y or X)

- (a) Have you hot water at the sink?
- Yes 1
No 2

34. Have you got your own fixed bath or shower?

CHECK WITH INFORMATION SHEET FOR
BATH. EXPLAIN ANY CHANGES. IF
BATH INSTALLED WAS IT PAID FOR BY
LANDLORD, TENANT, OR OWNER-
OCCUPIER

IF SOLE USE OR SHARED (Code Y or X)

- (a) Have you hot water in the bath?
- Yes 1
No 2

35. Have you got your own fixed handbasin (APART FROM SINK)?

CHECK WITH INFORMATION SHEET FOR
BASIN. EXPLAIN ANY CHANGES. IF BASIN
INSTALLED WAS IT PAID FOR BY LAND-
LORD, TENANT, OR OWNER-OCCUPIER.

IF SOLE USE OR SHARED (Code Y or X)

- (a) Have you hot water at the
handbasin?
- Yes 1
No 2

NOW CODE SUMMARIES:

SINK, BATH, BASIN AVAILABLE
(NO CODE 0 ABOVE) 3

NOT ALL AVAILABLE
(ONE OR MORE CODE 0) 4

IF ALL AVAILABLE (CODE 3)
NO HOT WATER AT 3 POINTS
(ANY CODE 2) 5

PRIORITY CODE

HOT WATER AT SHARED AMENITIES
(ANY CODE X ABOVE) 6

HOT WATER FOR SOLE USE
(ALL CODE Y ABOVE) 7

CHECK WITH INFORMATION SHEET FOR
HOT WATER. EXPLAIN ANY CHANGES.
IF INSTALLED, WAS IT PAID FOR BY LAND-
LORD, TENANT OR OWNER-OCCUPIER?

COL. 63
S I N
O H O
L A N
E R E
I
U D
E
Y X O

36. Have you a W.C. in or attached to the building?

- Is or attached Y
Not in or attached X

IF IN OR ATTACHED (Y)

(a) Do you share it with another household?

- Shared 0
Sole use 1

CHECK WITH INFORMATION SHEET.
EXPLAIN ANY CHANGES. IF INSTALLED,
WAS IT PAID FOR BY LANDLORD, TENANT
OR OWNER-OCCUPIER?

IF NOT IN OR ATTACHED (Code X)

(b) Do you have the use of any W.C.?

- Yes, sole use 2
Yes, shared use 3
No 4

IF YES (Codes 2 or 3)

(i) Where is it situated?

37. Have you a built-in cupboard or larder for storing food?

- Yes Y
No X

IF YES (Y)

(a) Is it ventilated—that is, can the outside air get to it?

- Yes 0
No 1

CHECK WITH INFORMATION SHEET.
EXPLAIN ANY CHANGES. IF INSTALLED,
WAS IT PAID FOR BY LANDLORD,
TENANT OR OWNER-OCCUPIER?

IF ANY OF THESE AMENITIES ARE NOT AVAILABLE

- (a) Fixed bath or shower
(b) Wash-hand basin
(c) A hot water supply at all
3 points
(d) A W.C. in or attached to
building
(e) A ventilated larder
i.e. Codes 4, 3 and 6 OF SUMMARY ON
PAGE 7

OTHERWISE GO TO Q.41

TO OWNER-OCCUPIERS

38. Have you considered putting in (MENTION AMENITIES LACKING OR SHARED) for yourself?

- No Y
Which (specify) X

39. Do you know that it is possible to get a grant from the Council toward the cost of installing these items?

- Yes X
No 0

IF YES (X)

(a) Do you propose to do so?

- Yes 1
No 2

GO TO Q.41

COL. 66

ask (b)

COL. 67

COL. 68

COL. 69

SOLE
USE

TO RENTERS

40. IF (MENTION AMENITIES LACKING OR SHARED) were put in for your own use, would you consider paying more rent for this accommodation?

Yes 3

No 4

IF YES (3)

(a) How much extra would you be willing to pay?

£ s per COL. 70-72

COL. 73

TO ALL

41. Have you central heating?

Yes 6

No 7

IF YES (Code 6)

(a) Is it laid on or do you operate it?

Laid on 8

Own system 9

(b) What fuel is burnt?

Specify

COL. 74

42. To sum up, would you say this accommodation suits you very well, fairly well, or does not suit at all?

Very well Y

Fairly well X

Not at all O

CLASSIFICATION DATA

43. REFER TO HOUSEHOLD BOX ON BACK OF THE FIRST PAGE

(a) HOH IS (GIVE NUMBER)

COL. 74

(b) OCCUPATION OF HOH (IF RETIRED, GIVE FORMER OCCUPATION)

COLS. 75, 76

(c) INDUSTRY, TRADE OR PROFESSION OF HOH

COLS. 77, 78

(d) NET INCOME OF HOH

COL. 79

per week Up to £5 1

less Over £5 to £7 10 2

deductions, Over £7 10 to £10 3

plus over- Over £10 to £12 10 4

time, bonuses Over £12 10 to £15 5

etc. Over £15 to £20 6

Over £20 to £25 7

SHOW CARD Over £25 8

Don't know Y

Refusal X

COL. 80

(e) SCHEDULE COMPLETED BY

Housewife 1

HOH 2

Both 3

Other (give details) 4

HOUSING SURVEY 1964—SS. 372

Instructions

1. Columns 1-5, *overleaf*, give details of a number of dwelling hereditaments (rateable units) which form part of a national sample selected, in the main, from the 1960 valuation records. Please complete 6-19, relating to the current position for each hereditament. Where the 1960 description is no longer pertinent, e.g. the rateable unit has been subdivided into two or more rateable units or the original unit has merged with another, would you record this information in column 6 and give the subsequent details for each part of the old rateable unit in the case of divisions or for the combination in the case of merged units.

2. The details we should like about each hereditament are set out below and repeated in the column headings, *overleaf*. Please record your answers as indicated in the column headings.

Details

Column 6. Please give details of any subdivision, merger, demolition or other change which has taken place since the date given in the column heading.

Column 7. Please give the Valuation Lists' Assessment and Page Number, if this is known.

Column 8 and 9. Please give the present gross value and rateable value. If the hereditament has been sub-divided, please give the value of the parts; if it has been merged, give the value of the combined unit. If the hereditament consists of a dwelling and a business, give the component parts.

Column 10. Please say if the hereditament is included in the total of unfit houses submitted under Sec. 1 1954 Act, or in proposals under Sec. 2 of the Housing Act, 1957.

Column 11. Please say if the hereditament has been the subject of an official representation, or a report from any of the Council's officers, as unfit under the Housing Act, 1957.

Column 12-16. On the assumption that no repairs or improvements (other than ordinary maintenance) are carried out, what is your present view as to the expected life of the dwelling?

- (i) Under 5 years
- (ii) 5 to under 10 years
- (iii) 10 to under 15 years
- (iv) 15 to under 30 years
- (v) 30 or more years

Column 17. If in categories (i)-(iii), would it in your opinion be practicable at a reasonable cost to lengthen the life of the dwelling to 15 years or more?

Column 18 and 19. Is the hereditament likely to be pulled down due to a town planning, redevelopment, slum clearance or any other scheme during the next 5 years or during the next 5 to 15 years?



SAMPLE OF DWELLING HEDRITAMENTS

SS. 372

Sampling Area _____

Administrative District _____

Date of completing this form _____

Area Code

--	--	--

Social Survey Unit		1960 Particulars					1964 Particulars										Comments									
Serial No.	Parish or Ward	1960 Asses. and Page No. from Valuation Lists	Description and Situation of Hedritament	1960 Gross Value	1960 Rate able Value	Changes Since			1964 Asses. and Page No. (if Revised)	1964 Gross Value	1964 Rate able Value	If included as total of unit houses under Sec. 1 of 1954 Act or in proposals under Sec. 2 of 1957 Act MARK U	If it has been the subject of an official representation or a report from any Council Officer as under the 1957 Act MARK U	Assuming no repair or improvements— (Mark numbers)				If 1, 2 or 3 noted in previous column Would it be practicable to reconstruct at reasonable cost to Council? 166 to 15 years? Yes or No	Is dwelling likely to be pulled down and to town planning, slum clearance or redevelopment scheme in the near future? (Mark numbers) 5-15 Yes No (16) (17) (18) (19)							
						Described and shown to be demolished—MARK D	Subdivided—MARK S	Merged—MARK M						No longer used as dwelling—MARK L	Other Conditions—SPECIFY	Under 5 years				5 to under 10 years	10 to under 15 years	15 to under 30 years	30 years or more			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)								
																1	2	3	4	5			1	2		
																								1	2	
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[Don't show area]



APPENDIX B

DEFINITIONS

1. Household

A "Household" is a group of people who all live at the address given on the sample list, and who are all catered for by the same person.
Any other individual or group of individuals in the same dwelling who have different catering arrangements form a separate household*.

2. Housewife

The housewife is the person, other than a domestic servant, who is responsible for most of the domestic duties. If these tasks are done by a paid servant, the servant is not the housewife. In such a case, the housewife is the person responsible for seeing that the servant performs these tasks*.

3. Head of Household

The Head of Household (H.O.H.) must be a member of the household. The H.O.H. is, in order of precedence, the husband of the person, or the person who either:—

- owns the household accommodation,
- is legally responsible for the rent of the accommodation,
- has the household accommodation as an entitlement or privilege,
- has the household accommodation in virtue of some relationship to the owner, lessee etc., who is not a member of the household*.

4. Household Type

Classification of household types is based on a combination of the size and the age-structure of the household, as follows:—

Brief description	Number of persons in household aged:	
	under 16	16 and over
I "Individuals under 60"	NIL	1 1 none aged 2 2 60 or over
II "Small adult household"	NIL	1 or 2 1 or 2
III "Small families"	1 or 2 2 or more	any number 3 or more
IV "Large families"	2 or more	3 or more
V "Larger adult households"	0 to 1	1 or 2 (at least one aged 60 or over)
VI "Older small households"	NIL	

This classification broadly represents successive stages in the "life-cycle" of a household, though "small, adult households" are a heterogeneous group including people of any age between sixteen and sixty.

5. Family's Ratio

The number of household members with a paid job of 30 or more hours per week was expressed as a proportion of the total number of persons of all ages in the household. Households were classified into two groups—those in which this proportion was 0.5 or more and those in which it was less than 0.5.

6. Rateable Unit

A rateable unit consists of one or more accommodation units. It includes any accommodation unit last used and likely to be used again, to provide a home for one or more private households. Where a household occupied two contiguous rateable units we have had for practical reasons to form a very small class of composite rateable units.

7. Dwelling

A dwelling is a building or part of a building which provides structurally separate living quarters. For detailed reference see Census 1951.

8. Accommodation Unit

An accommodation unit is the accommodation occupied by a household or which would normally be occupied by a household in the case of empty accommodation. When a household occupies part of the accommodation it rents then its accommodation unit is the part which it rents, the sublet part forming another accommodation unit.

9. Gross Ratio

Gross Ratio is the ratio of annual net rent to gross value.

10 and 11. Gross and Rateable Values

Where the accommodation occupied by the household comprised the whole of one separately rated item of property or one unit the rateable value of the accommodation was obtained directly from the valuation list, from which the sample of property was originally selected. Where, however, the household occupied only part of a rateable unit, the rateable value of the household's accommodation was estimated by allowing to it part of the rateable value of the whole unit according to the proportion of the total number of rooms in the unit which were occupied by that household. Where the rateable unit comprised business premises as well as dwelling accommodation (e.g. a house and shop rated as one unit) it was normally impossible to obtain an estimate of the rateable value of the dwelling accommodation alone, and the rateable value had to be treated as "not known". The gross value of the accommodation was calculated the same as the rateable value.

* For detailed reference see the "Handbook for Interviewers"—C.O.L. 1956.

12. *Standard Amenities*

The standard amenities in relation to a dwelling mean the following amenities provided for the exclusive use of the occupants of the dwelling, that is:

- (a) a fixed bath or shower.
- (b) a wash-hand basin.
- (c) a hot water supply at a fixed bath or shower, and at a wash-hand basin, and at a sink.
- (d) a water closet, and
- (e) satisfactory facilities for storing food.

13. *A Habitable Room*

A habitable room is any covered space surrounded by walls, doors or windows and used by the household for living, sitting or sleeping. Rooms available for these purposes but not actually in use, e.g. unfurnished spare bedrooms were included.

Landings, lobbies, recesses, closets and bathrooms were not counted as rooms, nor were store rooms, offices, warehouses, shops or any other rooms used for non-domestic purposes.

A kitchen, kitchenette or scullery was counted if meals are regularly eaten there otherwise it was not.

14. *Persons per room*

Persons per room is defined as the ratio of the number of habitable rooms to the number of persons in the household.

15. *Bedroom Standard*

A standard number of bedrooms has been allocated to each household, the number of bedrooms being allocated in the following order:

- (a) Each married couple was given one bedroom.
- (b) Any other persons aged 21 or over were each given a bedroom.
- (c) Persons aged 10 to 20 years inclusive of the same sex were paired off and a bedroom was given to each pair.
- (d) Any person aged 10 to 20 years left over after this pairing was paired with a child under 10 of the same sex. If no pairing of the latter kind was possible, such a person was given a separate bedroom.
- (e) Any remaining children under 10 years were paired and a bedroom was given to each pair. Any remaining child was given an additional room.

This standard was related to the actual number of bedrooms available for the sole use of the household and the deficiency or excess noted.

16. *Statutory Overcrowding Standard*

Sections 77-79 Housing Act 1957 lays down as follows for a dwelling with a given number of habitable rooms, the number of equivalent persons it may contain before it is deemed overcrowded.

Number of Habitable Rooms	Permitted Number of Equivalent Persons
1	2
2	3
3	5
4	7½
5 or more	2 per room

17. *Income*

Income is taken to mean the income per week, less deductions, plus overtime, bonuses, etc.

- Up to £5.
- Over £5 to £7 10s.
- Over £7 10s. to £10.
- Over £10 to £12 10s.
- Over £12 10s. to £15.
- Over £15 to £20.
- Over £20 to £25.
- Over £25.

Because the question on income only yielded very approximate information, the income limits can only be regarded as differentiating between groups rather than providing definitive information on income levels.

18. *Socio-Economic Groups*

The sixteen differently derived socio-economic groups based on the census recommendation of the Conference of European Statisticians have been combined into three sets, in the classification of occupation, 1960, as an indication of the classification of the population of the area into:

- (I) employers, managers and professional workers.
- (II) non-manual workers, foremen and supervisors, skilled manual workers and workers on their own account (other than professionals).
- (III) others.

19. *Social Class*

- Class I professional etc. occupations.
- Class II intermediate occupations.
- Class III skilled occupations.
- Class IV partly skilled occupations.
- Class V unskilled occupations.

APPENDIX C

The Selection of Rateable Units appearing on the Valuation Lists between June 1960 and May 1964

The object of this investigation was to obtain information on the existing accommodation available for private housing and on the changes which had occurred between the last comparable national survey in 1960 and the end of 1964. To increase the precision of the estimates of change, it was decided to re-call on the rateable units selected for the 1960 survey and to select a supplementary sample of rateable units appearing on the Valuation Lists between June 1960 and the end of May 1964.

The method of selecting the rateable units in 1960 is to be found in the 1960 report* and is summarized in the introduction to this report. In this appendix, the method of selecting the "new" rateable units appearing on the lists for the first time is considered.

The objective was to select with the same sampling fraction as the existing units a sample of private dwelling rateable units first coming into valuation in the specified period. Rateable units coming into valuation after the completion of the basic Valuation Lists are prefixed with the letter N and numbered consecutively. In the main, these rateable units prefixed by the letter N are new structures, but in a few cases, "substantial" structural changes to existing rateable units which involved an element of new building might lead to their being re-valued and appearing on the Valuation Lists prefixed by the letter N. These units would, then, have appeared in both the lists sampled in 1960 and those sampled for the "new" rateable units. Where this could be determined from the date at which the inhabitants said that they had first moved into the accommodation, these units (2 in number) were omitted from the sample of "new" rateable units since they were likely to have been available for selection in 1960. However, there may be some instances—the number being unknown—of a "substantial" structural change being accompanied by a change of occupier and in these cases, the possibility of these units having a multiple change of appearing in the sample could not be gauged.

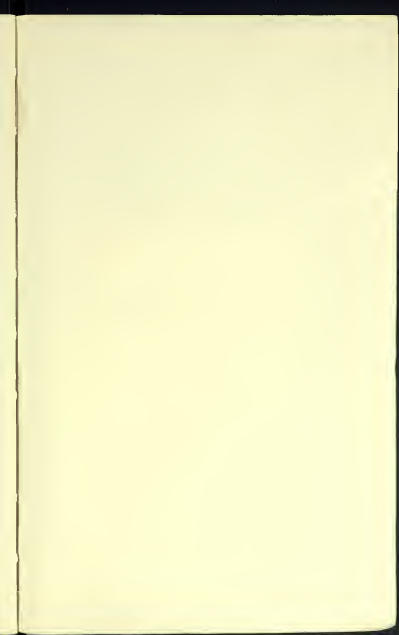
This problem is connected with that of determining from the sequence of "N" numbers in the Valuation List the point at which the operative date becomes effective. The sample of additional rateable units was to cover the population of rateable units appearing on the Valuation Lists between the 1st June 1960 and the end of May 1964. This population was not synonymous with that of rateable units built in this period since valuation appeals occur and affect the date at which units are finally entered on the Valuation Lists. Thus the sample of rateable units appearing on the Valuation Lists in the specified period included units (26 in number) in which the inhabitants said that they had lived between 1957 and 1960. It is unlikely that such units had appeared on earlier lists and had since been re-classified with "N" numbers because they were subject to "substantial" structural changes as they were probably built after 1957. Therefore, these units were included in the sample. This additional sample is, of course, also deficient in units which were built in the period 1960-1964 and were still subject to valuation appeals at the time of selecting the sample.

Apart from defining the population of eligible rateable units, the method of selecting the additional units raised a number of points, since for reasons of economy the first stage units used in selecting the 1960 sample were to be used again for the additional sample. The problems do not arise, of course, in Greater London or in the fourteen largest towns included in the sample since the rateable units were originally selected systematically, in one stage, and the additional sample was selected in the same way with the same sampling fraction.

The sample of additional rateable units which needed to be selected in two stages should have had the first stage units (administrative areas) selected with a probability proportionate to the number of additional rateable units in the administrative areas and within each first stage unit, the selection of rateable units should have been made so that the overall probability of selection would be the same as that used to select the 1960 units.

The decision to use the first stage units selected in 1960 affected not only the "randomness" of the selection but also the sampling fraction used at the second stage since, in 1960, the selection of first stage units was made with a probability proportionate to the 1955 electorate and, since that date, the rate of population increase (and the related increase in new rateable units) was not uniform over all administrative areas. Therefore, taking into account the probability of selecting the first stage units based on the 1955 electorate, the number of additional rateable units to be selected at the second stage was calculated to give an overall sampling fraction which conformed to that of the re-call sample.





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